

DELEGATED OFFICER REPORT

PROPOSAL	Increased pitch to rear roof, first floor extension in roof space with covered balcony and additional open balcony to master bedroom
LOCATION:	11C Salterns Lane, Hayling Island, PO11 9PH
REFERENCE NO:	APP/26/00016
APPLICANT:	Mr & Mrs John & Tihana Hick & Bicanic
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/02/2026
APPLICATION EXPIRY DATE:	06/03/2026
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

The application site is a modern two storey detached dwelling located in a quiet residential area of Hayling Island. The dwelling is one of a development of 4 houses in a cul-de-sac, which is set back from the highway.

There is a pitched roofed garage to the front of the dwelling and a hardstanding providing parking for two cars. The rear of the property is mainly laid to lawn, with some trees to the northern boundary which are subject to Tree Protection Orders. The property leads down to the foreshore of Chichester Harbour National Landscape.

2. Planning History

02/61513/001 - Conservatory and greenhouse extension to side of property.,
PERM,28/05/2002

95/52597/013 - Erection of greenhouse adjacent to western boundary of
the site., PERM,01/06/1995

APP/18/00464 - Erection of timber constructed outbuilding in rear garden. PERM
05/07/2018

3. Proposal

Increased pitch to rear roof, first floor extension in roof space with covered balcony and additional open balcony to master bedroom

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the

National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)
DM10 (Pollution)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

5. Statutory and Non Statutory Consultations

Arboriculturalist/Tree Officer

No objection

Southern Water

No comment received

Chichester Harbour Conservancy

Recommendation – No objection, subject to approval of external materials and safeguarding of existing trees on/overhanging the site during construction.

I visited the site on 30 January 2026, also having regard to Conservancy archive photographs taken from My Lords Pond and have had regard to the Policy framework* below in making these comments. The site occupies a prominent waterside location and whilst Magic Maps indicates that although much of the site is outside the Chichester Harbour National Landscape (NL) boundary, the proposed development would clearly affect the setting of the NL. A number of mature oak trees within the plot by the shoreline, crown raised under TPO application APP/17/01119, granted 17/11/2017. Otherwise the property occupies a backland plot, set behind frontage development to Salterns Lane and would not really be visible from that street.

The site slopes down gently towards the Harbour shoreline and is located within EA flood zone 3 (highest risk). On my calculation, this would increase the west/east elevation by just under 17.18%. The NL SPD offers a guideline not to increase by more than 25%. The silhouette to Chichester Harbour would not alter. There would be a modest increase in glazing facing the harbour, especially at first floor level, including a glazed balcony balustrade, but the main balcony space would be recessed within the gable end being formed.

TPO trees at the shoreline would also mitigate impact too. A timber balustrade would have been preferred, but I accept there are other glazed balconies in the vicinity. The works are not adjudged to be harmful to the NL, nor the purposes of its designation.

Environment Agency

No comment received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 8

1 letter of representation has been received:

As Neighbours, the proposed minor alterations are in keeping with the remainder of the house and have our full support
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Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area and the Chichester Harbour National Landscape
- (iii) Effect on neighbouring properties
- (iv) Impact on trees
- (v) Flood risk
- (vi) Parking

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The rear of the site is adjacent to Chichester Harbour National Landscape.

- (ii) Appropriateness of design and impact on the character of the area and the Chichester Harbour National Landscape

- 7.3 This proposal comprises of the extension and redesign of the rear roof to form a pitched roof where it is currently at a lower height and hipped back. The roof ridge would be set just below that of the main roof. This would allow for increased floor area at first floor level, creating bedroom 3 to the rear. This would feature doors leading out on to the flat roof which would form a balcony, enclosed by the side slopes of the roof. There would be a balustrade to the rear elevation. The existing rear dormer would be extended to allow for a door and a flat roof area would be created, forming a balcony accessed via bedroom 1 to the rear.
- 7.4 The proposed changes are considered to be acceptable within the context of the host dwelling. There is no set pattern of development in regards to the surrounding locale, with properties encompassing different features and roof forms and overall the changes are deemed to be subservient in both scale and design to the host dwelling. Materials would match existing as stipulated in the submitted application form.
- 7.5 The site directly backs on to the harbour to the rear and this forms the boundary with the Chichester Harbour National Landscape. For this reason the Chichester Harbour Conservancy have been consulted on this proposal. They have no objection to uphold subject to approval of materials and the safeguarding of the existing trees on site.
- 7.6 Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, there would be no harm to the setting of the National Landscape. The proposal would therefore accord with the requirements of Policies CS16 and CS12 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the east of the application site is 11D Salterns Lane. Case officer concerns were raised in regards to overlooking from the dormer balcony and the applicant has subsequently agreed to add an obscured 1.7 metre screen to this side of the balcony in order to prevent any overlooking down into private amenity spaces. No other concerns have been raised in regards to impact on the amenity of no 11D as a result of this proposal.
- 7.8 To the north west of the application site is no 5a Simmons Green. This property is sited closer towards the harbour than no 11c. Whilst there would be a balcony proposed to the rear of 11c as part of this proposal, it is considered that any views in this direction would be screened by the side elevation wall and therefore no harm is deemed to occur from this proposal to no 5a.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Trees

7.10 There are several trees to the rear of the site which include a TPO Cedar Tree. For this reason Havant's Arboricultural Officer has been consulted and he has reviewed the proposal with no objection to uphold.

(iv) Flood risk

7.11 The site is located within Flood Zone 3 and the applicant has submitted a Flood Risk Assessment stating that they will incorporate flood resilience measures where possible . It is also noted that the works proposed would be at first floor level.

(vi) Parking

7.12 There is acceptable parking on site to meet the requirements of the Havant Parking SPD.

8 Conclusions

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval. In addition the proposal would not significantly harm the character and setting of the Chichester Harbour National Landscape.

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with conditions for application APP/26/00016

Conditions:

1) The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Application form uploaded on the 09.01.2026

Flood Risk Assessment uploaded on the 09.01.2026

A113 Proposed elevations uploaded on the 17.03.2026

A112 Proposed floor plans

A111 Proposed site and location plan

A116 Proposed site overviews

A114 Proposed site sections

Reason: - To ensure provision of a satisfactory development.

3) The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

4) Prior to the first use of the balcony hereby approved, the privacy screen on the eastern elevation of the balcony shall be erected in the approved position as shown on drawing number A113. The glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4. Thereafter the privacy screen shall be retained and maintained in that position, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of the neighbouring property, and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

1. In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

You were updated about issues after the initial site visit,