

DELEGATED OFFICER REPORT

PROPOSAL Proposed replacement roof with accommodation, raised ridge height, rear dormer and roof windows. Front single storey kitchen extension and open porch. Extend drop kerb, change in external materials.

LOCATION: 11 Beach Road, Hayling Island, PO11 0AA

REFERENCE NO: APP/26/00123

APPLICANT: MR & MRS PETER & GEMMA YOUNG & WATTS

APPLICATION TYPE: Householder planning permission

CONSULTATION EXPIRY DATE: 20/03/2026

APPLICATION EXPIRY DATE: 20/04/2026

WARD: Hayling West

SUMMARY RECOMMENDATION: Approve with conditions

1. Site Description

- 1.1 The application site comprises of a two-storey house located on a cul-de-sac on Beach Road in Hayling Island. The site features a rear garden and to the side is parking. To the front of the application site is a small garden. The property's materials feature tilework and brickwork for the external walls and concrete tiles for the main roof of the dwelling. The property is in an urban and residential area, with the character of the street featuring similar properties.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Proposed replacement roof with accommodation, raised ridge height, rear dormer and roof windows. Front single storey kitchen extension and open porch. Extend drop kerb, change in external materials.

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.

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)
 CS16(High Quality Design)
 DM13(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

Listed Building Grade: N/A
 Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Ecologist	<p>The application is not accompanied by any ecological information. I have undertaken my own non-exhaustive desk-based assessment using the application documents, photos of the dwelling, and GIS mapping. I am content that the section of hanging tile son the front elevation appear to be in sound condition, with no obvious indication of damage or other gaps. On balance, I conclude that the risk of bats being present and impacted is negligible and that is insufficient justification for further detailed assessment.</p> <p>If you are minded to grant permission, then it may be more appropriate to add an informative note reminding the applicant of the legal protection afforded bats and that the work should be carried out sensitively to ensure that impacts continue to be avoided. For example:</p> <p>Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.</p> <p>Officer note: <i>it is recommended that the informative be added to the decision notice.</i></p>
HBIC	<p>Within 50m: Notable and Protected Species: Common Pipistrelle in flight, Musk Stork's-bill, Early Meadow-grass: Officer Note: <i>this is assessed in section 7 of the report.</i></p>
Councillor Jonathan Hulls	No comments received.

Councillor Wilf Forrow	No comments received.
Councillor Paul Gray	No comments 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: 19

Number of representations: 1 Support.

[Redacted] and support the application which will provide additional accommodation and off-road parking. However, because of the close proximity to [Redacted] we have some concerns about the possible impact during construction works with regard to noise and dust. We note the roof is to be raised in order to accommodate the new dormer window on the north elevation and this will require the removal of the existing roof structure. We would ask that the work is carried out in such a manner as to mitigate against dust leaving the site during the construction phase by perhaps ensuring that the scaffold is covered in order to contain so far as is reasonably practicable any dust and wind borne debris arising from the site. In addition, we would be grateful if a restriction on the hours of work could be considered.

Officer comment: Support for the application is noted. Given the householder scale of the development a restriction in hours is not considered to be necessary. Should a statutory nuisance arise (for instance in relation to unsociable hours or dust) this could be investigated by the Council's Environmental Health Team under separate legislation.

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
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Parking
- (vi) Ecology

(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.

(ii) **Appropriateness of design and impact on the character of the area**

- 7.3 The proposal would be readily visible in the streetscene and is for a proposed replacement roof with accommodation with a raised ridge height, a rear dormer and roof windows. Front single storey kitchen extension and open porch. Extension of dropped kerb and change in external materials.
- 7.4 The extended dropped kerb would not be located on a classified road and would therefore comprise permitted development and is considered acceptable.
- 7.5 The proposed front extension and open porch, would be of a limited footprint, with the front extension featuring a pitched roof, and would not extend beyond building lines, with regards to this, officers consider these two elements to have an acceptable impact upon the character of the street and upon the host dwelling.
- 7.6 Regarding the proposed replacement roof with front rooflights and a rear dormer, they have been considered important to assess owing to their visual impacts upon the streetscene. The proposed front rooflights are considered by officers as having an acceptable impact upon the character of the street and upon the host dwelling.
- 7.7 Regarding the proposed rear dormer element of the replacement roof, the Havant Design Guide SPD states "*Dormers are considered an acceptable way of providing light and ventilation to existing buildings. They should be designed to sit back into the roof, back from the front line of the wall below, in from the verge and below the existing ridge line. Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof*". Whilst the dormer would feature a flat roof which would contrast with the existing dwelling, it would feature a reasonable set up from the eaves line and set down from the ridge line of the dwelling and would be set off from the side elevations of the property. Whilst it would not accord in totality with the guidance from the Havant Borough Design Guide SPD, officers note that it would not be readily visible on the streetscene and owing to its set off from the eaves line, ridge line and side elevations, it is not considered to dominate the rear roofslope. Having regard to these matters, it is considered an acceptable addition, and would have an acceptable impact upon visual amenities and the character of the dwelling.
- 7.8 Regarding the raised ridge height of the proposal. Officers note that the ridge height of the dwelling would be raised from approximately 7.4 metres to approximately 8.3 metres. Whilst officers note the existing height is in keeping with the ridge heights of the dwellings on the cul-de-sac, as a result of the proposal the dwelling would be increased in height, and would be the tallest dwelling on the cul-de-sac. Regarding this, officers note that due to the design of the roof, and regarding the eaves height being proposed to retain the existing height, that the increase in height would only be towards the ridge of the gable lessening impacts of the height increase upon the cul-de-sac. Moreover, officers note that the properties on the cul-de-sac are detached and consider as there is not a set pattern of development on the cul-de-sac, that the increase in height would not appear unacceptably unduly prominent. With regards to this, officers consider that the raised height of the proposal would, on balance, have an acceptable impact with regards to the character of the dwelling and upon visual amenities.

Materials

- 7.9 The main roof would feature grey concrete tiles which is considered acceptable. The front extension/porch would feature brickwork which is also considered acceptable. For

the external walls of the proposal the dormer, and front and rear elevation of the dwelling would feature grey fibre cement cladding, No.9 to the west, features olive green and white cladding and officers consider that the proposal would not be out of keeping with visual amenities.

7.10 The design and appearance of the proposal is on balance deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. 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

7.11 The proposed change in external materials, dropped kerb and front extension/porch owing to its single storey nature, modest depth and set off from neighbouring habitable room windows are considered acceptable.

Front rooflights

7.12 The proposed front rooflights, would feature an approximate 20 metre separation distance from properties to the south of No.11, the other side of Beach Road (No.7 and No.5 Beach Road), and this is considered to be an acceptable separation distance from front windows to prevent unacceptable impacts regarding overlooking.

Rear dormer

7.13 The proposed rear dormer is considered acceptable regarding overshadowing and overbearing concerns. Regarding overlooking concerns the rear dormer would feature an approximate 27 metre separation distance to the Victoria Court flats to the rear, this would accord with the Borough Design guidance and this is considered acceptable.

Raised ridge height

7.14 The proposed raised ridge height would acceptably impact properties to the front and rear of the application site. The proposed raised ridge height would acceptably impact No.9 to the west of the application site as the impacts would be upon a flank wall. Regarding No.15 Beach Road to the east, with regards to a proposed separation distance from No.15's westernmost section of the window, and owing to the limited increase in bulk (resultant from the increased roof pitch to facilitate the works), officers do not consider that the impact upon No.15's western elevation windows would be unacceptable. Regarding No.15's rear garden space, the raised ridge height is located north of most of the area of No.15's rear garden and officers consider that it would be acceptably impacted.

7.15 Consequently, it is considered that the proposal would 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) 2011. It is noted one letter of support was received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.16 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

7.17 The application proposes an increase in occupancy from 4 to 6 bedrooms which requires 3 parking spaces to be provided on site, the application proposes an extended dropped kerb, which is able to be done under permitted development rights and would facilitate 3 parking spaces on site (however it is noted it would reduce potential on road/pavement parking that is existing on the cul-de-sac). The proposed parking arrangements will be conditioned to be provided prior to development being brought into use if permission is forthcoming and the proposal is considered to accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Parking SPD and is considered acceptable in this regard.

(vi) **Ecology**

7.18 The application site has been located to be within 50 metres of records of Notable and Protected Species: Common Pipistrelle in flight, Musk Stork's-bill, Early Meadow-grass.

7.19 The Council's Ecologist has been consulted regarding bat risk and has not objected, having recommended an informative to be added to the decision notice if permission is forthcoming. In light of this, officers consider the proposal to have an acceptable impact upon protected bat species. The works with consideration of the domestic scale and minor increases of footprint are considered unlikely to create unacceptable impacts to the Musk Stork's-bill and Early Meadow-grass species. In light of this the proposal on balance is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusions

8.1 The proposed development is acceptable in principle, is on balance appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00123

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:

Drawing Number: 604 PL05 Revision P1: Proposed elevations: Uploaded 23/02/2026

Drawing Number: 604 PL04 Revision P1: Proposed Floor and Roof Plans: Uploaded 23/02/2026

Email by Roger Lilley dated 16.03.26 Named rooflight height confirmation: Uploaded 16/03/2026

Drawing Number: 604 PL01 Revision P2 :Location and amended block plan: Uploaded 26/03/2026

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. The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 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:

Your application was acceptable as submitted and no further assistance was required.

2. Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.