

DELEGATED OFFICER REPORT

PROPOSAL	Replacement of roof structure with rooms in the roof, including raised ridge, front and side facing dormers, and a rear facing balcony.
LOCATION:	55 Southwood Road, Hayling Island, PO11 9PT
REFERENCE NO:	APP/25/00567
APPLICANT:	Mr & Mrs Beaver
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	20/08/2025
APPLICATION EXPIRY DATE:	15/09/2025
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 55 Southwood Road is a detached bungalow set to the north-east of Southwood Road. It has an unusual plan and roof form with the rear of the property set at an angle to the front under several interconnected hipped roofs. The property is finished in white textured render and dark grey cladding boards with grey framed fenestration under a reddish-brown concrete tile roof and is well set back from the road behind an approximately 17m long frontage that has been mostly laid to lawn. To the south-east boundary there is an asphalt driveway accessed from Southwood Road with a timber post and rail entrance gate set within a brick wall with wrought iron fencing above to a height of approximately 1.6m. There is mature shrub planting behind the wall and along the majority of the south-east boundary, except where the garage of the neighbouring property sits adjacent to the boundary. To the north-west side there is a high white rendered wall which stops at No.53b and becomes unfinished blockwork. To the rear the private garden is approximately 14.8m long and 15.7m wide and leads to a private landing stage with access to Fishery Creek adjoining Chichester Harbour, although it is not itself part of the Chichester Harbour National Landscape. Across the rear boundary there is a low wall with timber steps to the landing stage.
- 1.2 The area immediately surrounding the application site is residential and is comprised of dwellings in a wide variety of styles and materials within a mixed development pattern.

2. Planning History

Is there any planning history relevant to the current application?

No relevant history.

3. **Proposal**

Replacement of roof structure with rooms in the roof, including raised ridge, front and side facing dormers, and a rear facing balcony.

Officer Comment

Following advice from Southern Water, the proposal was amended to avoid impact to an existing Surface Water Pipe and the description was revised accordingly.

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

CS16 (High Quality Design)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty)
CS15 (Flood and Erosion Risk)
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**

Environment Agency

No comments received.

Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified external building materials.

Reasoned justification

A site visit was made on 20-11-2024, viewing the property across Fishery Creek and regard also had to archive photography taken from the water. I am satisfied that the character and appearance of the site and its surroundings has not materially changed since that time.

The policy framework* below has been considered in making these comments.

This site lies some way outside the AONB on the southern side of Fishery Creek, but is visible from Chichester Harbour. Beyond the shoreline are the Ramsar, SPA, SAC and SSSI ecological designations.

The application property is a modest and altered bungalow with a peculiar roof profile. The street has a mixture of single and two-storey dwellings. Taller flats exist in the distance as a partial backdrop.

The proposals will improve the appearance of the dwelling and setting of the Harbour.

*Policy framework NPPF (December 2024, as adjusted 7-2-2025) paragraphs – 1-3, 6-12, 20, 29, 39-43, 48-49, 56-57, 131, 135, 182, 187, 189, Chapter 16, 231-232; NPPG (2014 onwards) ID's - 6-8, ID21a, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS11- CS12, CS16, DM9; Havant Borough Local Plan (Allocations) DPD 2014 - AL1; Draft Havant Borough Local Plan Building a better future (Pre-submission version)(2025) – 2, 8, 12, 15-18, 21, 24, 26, 28-29, 43, 47; Chichester Harbour AONB Management Plan 2024-2025: 1-2; SPG/SPD - Borough Design Guide

Developer Services, Southern Water (1)

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of an existing Surface Water Pipe crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

To get in contact to confirm the exact position of the asset please visit. https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf. For information on required stand-off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Until this information is received, Southern Water are unable to fully comment on this application.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk

Officer Comment

The agent investigated the position of the Surface Water Pipe and submitted a build over application. However, Southern Water, determined that a build over agreement would not be viable and the design of the proposal was subsequently revised based on their advice.

After reviewing the submitted documents, Southern Water comments below in our previous correspondence dated 31st July 2025 & 16th September remain valid as detailed below.

This application will need to be submitted as a buildover application. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service:

<https://developerservices.southernwater.co.uk>

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https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf.

For information on required stand-off distances from public sewers please refer to: <https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

Rear / side extension build-over/close-to a sewer

Rear / side extension build-over/close-to a sewer

It appears that the developer is intending to build-over/close-to a Surface Water pipe which is crossing the site. Building over a public asset is not normally permitted by Southern Water. An investigation of the pipe is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>

Condition: In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Proposed Development located in Flood plain

From the site location, it appears that the proposed development lies within an area identified as flood zone 2/3. Southern Water supports the Government's requirement to apply the sequential and exception tests to development sites located in flood zones 2 or 3. In flood events, additional surface water can inundate sewers, which may result in the overloading of the sewerage system.

Southern Water will rely on the Council's consultations with the Environment Agency to ensure that any proposed development on a floodplain is appropriately assessed, and necessary mitigation measures adopted.

In view of the risk of inundation of the proposed drainage system, Southern Water would request that the consent is subject to the following condition:

The proposed drainage system shall be designed and constructed to prevent the ingress of flood water into the sewerage network.

Officer Comment

Southern Water have since provided written confirmation that the revised design would not impact the public asset and a build over agreement is no longer required. An informative relating to more general measures for the protection of public sewers is recommended.

Sequential and exception tests do not apply to Householder applications and the agent has confirmed that floor level within the proposed extension would be no lower than the existing dwelling. No change to the existing drainage arrangements at the site is proposed.

Ecologist

No comments received.

Councillor Mark Coates

No comments received.

Councillor Peter Oliver

No comments received.

Councillor Netty Shepherd

No comments received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: 2

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 on the Chichester Harbour National Landscape
- (iii) Effect on neighbouring properties
- (iv) Parking provision
- (v) Flood risk
- (vi) Biodiversity Net Gain (BNG)

(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 and on the Chichester Harbour National Landscape.

7.3 The proposal seeks to add first floor accommodation by removing the existing low pitched roofs and replacing them with more steeply pitched hipped roof with dormers and a rear facing inset balcony. The proposal was revised following information on an existing Surface Water Pipe that would have been impacted by a proposed front and side extension. A smaller side extension on the opposite side of the dwelling to the Surface Water Pipe is now proposed.

7.4 The proposed side extension would have a width of approximately 2.3m, gradually tapering to meet the rear wall of the dwelling. It would maintain a distance of approximately 1.1m from the south-east boundary and would be flush with the existing front wall, with render and fenestration to match the host dwelling. Proposed 3D overviews of the addition in context indicate that a visible gap would be maintained to the adjacent property at No.57 and it is noted that the rhythm of development within this section of Southwood Road is mixed, with similar offset distances seen between nearby properties at Nos.38A and 40 opposite and at Nos.73 and 75 to the south-east. The proposed extension would integrate sympathetically with the existing property and proposed roof design and as such is considered to be acceptable.

7.5 The proposed replacement roof would have a maximum height of approximately 6.2m, an increase of approximately 1.9m. The main roof would be fully hipped apart from a small area of flat roof over the part of the dwelling that is set at an angle. Flat roofed dormers are proposed to the south and west roof slopes that would connect to form an 'L' shape and a small dormer is also proposed doors set within the north roof slope to the rear balcony. Whilst the additional height to the main roof would be significant, the dwelling is situated between two storey properties to the north-west and a bungalow to the south-east and the site views provided indicate that the proposed ridgeline would sit between the neighbouring properties in height. As noted in the response from Chichester Harbour Conservancy, the existing roof plan is unusual and the proposals would result in a more cohesive roof design.

The proposed dormers would be similar in form to the dormer at No.53c adjacent and would be set in from the eaves and down from the ridge so that they would not appear overly dominant. The proposed replacement roof is therefore overall considered to be acceptable.

- 7.6 The proposed rear balcony would be set back within the rear roof slope and would project out approximately 2.65m to meet the rear flat roof. It would include 1.7m high obscure glazed screens to both sides with metal and glass balustrading across the rear. The balcony would not be visible from Southwood Road and would be well set back from the landing stage at the rear boundary. Therefore, the proposed rear balcony is considered to be acceptable.
- 7.7 The materials proposed would be white render, interlocking concrete tiles, and grey fenestration to match the host dwelling. The dormers would be finished in white cladding boards. Noting that the adjacent properties to the north-west are two storey dwellings finished in white render and that there are a number of properties in The Strand nearby that have white and off white cladding at first floor the use of white cladding is considered to be in keeping and the materials are therefore deemed to be acceptable.
- 7.8 Policy CS12 of the Core Strategy requires, amongst other matters, that development will conserve and enhance the special qualities of the Chichester Harbour National Landscape (formerly AONB). Chichester Harbour Consultancy have been consulted with regards to potential impact on the Chichester Harbour National Landscape and have raised no objection to the development.
- 7.9 The design and appearance of the proposal is 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). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and would conserve the visual amenity of the Chichester Harbour National Landscape in accordance with Policy CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the Chichester Harbour National Landscape under Section 84 of the Countryside and Rights of Way Act 2000.

(iii) Effect on neighbouring properties

- 7.8 To the south-east is No.57 Southwood Road, a detached bungalow with a low pitched roof. No.57 has a large garage within the frontage, which is connected to the main dwelling by a glazed link. The garage and glazed link are both forward of the main building line, with the glazed link separated from the driveway of the host dwelling by high hedging. North-west facing glazing within the link building is obscured, as are north-west facing windows within a living and dining area. As the windows are close to the hedging they offer no views of the host dwelling and minimal light. The living area is primarily served by a rear facing picture window looking out to a patio and the foreshore beyond and the dining area gains natural light from a large rooflight within the north-west roof slope. Proposed fenestration within the extension at ground floor level would be similar to existing fenestration on this side of the dwelling and any views towards No.57 would be obscured by the existing boundary hedge. The use of a hipped roof form would also mitigate against potential overshadowing from the additional roof height towards the rooflight. The proposed replacement roof includes two small rooflights to an office space, however the drawings provided indicate that these would be set approximately 1.95m above finished floor level and therefore be at high-level.

Obscure screening is proposed to the balcony, which would be set away from the shared boundary by approximately 6.2m. A condition is recommended to ensure the flat roofed area does not become part of the balcony, as this would not be adequately screened. The impact to No.57 is therefore considered to be limited and acceptable.

- 7.9 To the north-west are Nos.53c and 53b Southwood Road, both white rendered detached two storey dwellings. The properties are accessed via a private drive with No.53b set behind No.53c. The latter property faces Southwood Road with primary windows facing south-west and north-east. It has a dormer window serving a bedroom facing toward the application site at first floor, but no south-east facing windows at ground floor. No.53b faces the private drive with the main aspect towards Fishery Creek. It has two obscure-glazed windows facing towards the site at first floor and high-level obscure-glazed conservatory windows adjacent to the boundary above the dividing concrete block wall. The remaining side window faces the block wall and is set beyond the rear building line of the host dwelling. The proposals include no new north-west facing fenestration at ground floor and the proposed dormer at first floor would be at high-level above a stair void and as such would offer no direct views towards Nos. 53c and 53b. As such the impact to these properties is considered to be limited and acceptable.
- 7.10 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.11 The proposals would increase the number of bedrooms from three to potentially five, including the proposed first floor office, and therefore sufficient parking for at least three vehicles is required. It was noted during a visit to the site that the existing driveway can accommodate at least four vehicles and, as this would be retained, the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13 are considered to be met

(v) Flood risk

- 7.12 The proposal is within Flood Zones 2 and 3. The agent has provided the required Flood Risk Assessment and has indicated that floor levels within the proposed development will be set no lower than existing levels and that flood mitigation and resilience techniques will be incorporated into the build where appropriate. This is satisfactory in meeting the requirements of Policy CS15.

(vi) Biodiversity Net Gain (BNG)

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

8 **Conclusions**

- 8.1 The proposed development is acceptable in principle, is 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 Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00567 subject to the following conditions:

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:

Site and Location Plan Proposed V7 A111
Floor Plans Proposed V7 A112
Elevations Proposed V7 A113
Site Sections Proposed V7 A114
Site Views Proposed V7 A115
Site Overviews Proposed V7 A116
Flood Risk Assessment

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 25 March 2026, 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 Other than the balcony area marked in brown on the hereby approved plans, at no time shall the flat roofed area at the rear of the dwelling be used as balcony or roof terrace, unless otherwise agreed in writing by the Local Planning Authority.

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

- 5 Prior to the first use of the balcony, the balcony screening shall be installed in accordance with the hereby approved plans and the screening shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4, thereafter it shall be retained with at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.

2 Protection of Public Sewers

You are advised that consent may be required from Southern Water to build in the vicinity of a public sewer. If you are in any doubt or need further information about obtaining this consent, you should contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk

or by email at: SouthernWaterPlanning@southernwater.co.uk