

DELEGATED OFFICER REPORT

PROPOSAL	Two storey rear extension with balcony.
LOCATION:	91 Havant Road, Hayling Island, PO11 0LE
REFERENCE NO:	APP/26/00048
APPLICANT:	Mr & Mrs Vic and Denise Smith
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/04/2026
APPLICATION EXPIRY DATE:	25/03/2026
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

The application site is located on Havant Road in Hayling Island. It comprises a detached, two-storey property, built in 1895 and is associated with former waterworks on the site. The property is constructed from red brick, with a slate tile pitched roof. The front elevation features a traditional pitched roof porch extension and wooden frame sash windows with stone cills. The rear elevation has been modified and includes uPVC windows and a rear porch with uPVC cladding.

The site is located within Flood Zone 1 .

2. Planning History

None relevant

3. Proposal

Two storey rear extension with balcony.

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

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements) Policy

DM20 - Historic Assets

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Conservation Officer

The proposal is for a two-storey extension at the rear of the building. It would feature a mono-pitch roof on the two-storey element and then a flat roof on the ground floor element, which would extend out further, this reducing the overall bulk. It would also feature a FF balcony and bifold doors on the GF, rear elevation. The design approach is contemporary compared to the traditional character of the front elevation however, the existing rear elevation has already been modified to some extent. Whilst the rear extension has a contemporary appearance in terms of its fenestration, it would not affect the existing front and side facades of the existing building, and therefore the primary historic and architectural significance would be retained. The proposal would require the demolition of the existing, attached outbuildings which is unfortunate as these do appear to represent some historical value. However, it is recognised that these are in a poor state of repair and possibly in need of replacement. Prior to any works commencing, it is recommended that a historic building recording is carried out to record the existing rear elevation and its outbuildings, which can then be kept as part of the Historic Environment Record.

Conclusion

Overall, the proposal would not result in harm to the NDHA, and is therefore in accordance with the relevant sections of the NPPF and the adopted local plan.

NO OBJECTION subject to the following conditions:

1. Details of all new external materials (including new windows / doors) to provided and agreed prior to use.
2. No development shall take place (including demolition) until a programme of historic building recording and analysis of the affected structures, including the existing rear elevation and outbuildings, has been carried out. The recording shall include:
 - A minimum Level 2 building record (as defined by Historic England)

- A written and photographic survey of the building(s), including an assessment of their historic development and significance;
- The submission of a report of the findings to the Local Planning Authority. The approved recording shall be completed prior to any demolition or alteration of the relevant parts of the building. The demolition of the existing rear outbuildings and alterations to the rear elevation hereby approved shall not take place other than in accordance with the implementation of the development permitted by this permission, and shall not be carried out as a separate or independent operation. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that an appropriate level of building recording is undertaken to document the historic fabric and significance of the locally listed building prior to its alteration and partial loss, and to ensure that the loss of historic fabric only occurs in the context of the approved development, in accordance with guidance set out by Historic England and the National Planning Policy Framework.

Case officer comment : The applicant has since provided a materials specification and Level 2 building record and this has been reviewed by Havant's Heritage Officer. They have commented that the removal of the outbuilding to the rear of the property as stipulated in the submitted Level 2 building record is unfortunate however the building record is deemed to be acceptable. The materials specification is also considered to be acceptable and therefore both conditions can be removed.

Ecologist

Whilst the application site is unlikely to be of significant ecological value there may be potential for proposed works to result in impacts to legally protected species such as roosting bats and nesting birds.

I would recommend that the application is accompanied by an ecological assessment, carried out by a suitably qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment which will determine whether there is any evidence of protected sites, habitats and species, and whether the proposed works are likely to result in impacts to those features. Unless the qualified ecologist can conclude that there is no reasonable likelihood of ecological features being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

NPPF, Circular 06/2005 and Natural England Standing Advice require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the

application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

Case officer comment : The applicant has since provided photographs of areas of the building which may have potential to be affected by bats and these have been reviewed by Havant's Ecologist . Please refer to their further comments below :

I have now reviewed recent, good quality images of the building and the areas to be affected by the proposal. On the basis of these images I am content to conclude that the likelihood of impacts to legally protected species is negligible, due to the apparent lack of potential bat access, egress and roosting features.

If you are minded to grant permission then it may be 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:

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.

Natural England

No response received

Southern Gas - IM and MP Pipelines

No response 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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 2

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 locally listed building
- (iii) Effect on neighbouring properties
- (iv) Highways and parking
- (v) Ecology

(i) Principle of development

7.2 The application site is not within the defined urban area, therefore development will only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17. Whilst the principle of new dwellings is not supported in non-urban locations, in this case the application proposes an extension to an existing building, and no objection is raised to this as a matter of principle as it accords with Policy AL2 of the Allocations Plan.

(ii) Appropriateness of design and impact on the character of the area and locally listed building

7.3 The proposal comprises of a two storey rear extension with a balcony which then steps down to single storey level. The two storey rear extension would have dimensions of approximately 3 metres depth with the width matching the main dwelling. It would have an eaves height of approximately 5.3 metres and a ridge height of approximately 7.1 metres. This would feature a shallow pitched roof. The extension would then step forward at single storey level, stepping out a further 3 metres approximately, with the width also matching the main dwelling. It would have a flat roof at 3 metre height. The proposed two storey extension would allow for the reconfiguration of the internal space, creating 4 upstairs bedrooms with a rear balcony accessed via the rear master bedroom. The rear first floor elevation would be fold doors and two sets of windows which would serve the master bedroom, ensuite and walk in wardrobe. The balcony would be surrounded by balustrading with a height of approximately 1.1 metres. The single storey element would allow for an open plan living space served by bi-fold doors to the rear elevation. Proposed materials include white render to the extension elevations and slate.

7.4 The proposed extension is considered to be acceptable in regards to scale and subservency to the main dwelling. The property footprint as proposed is considered to be easily accommodated within this plot, noting that the plot size is generous. A double pitched roof has been suggested however it is noted that the applicant does not wish to pursue this and, on balance, the proposed pitched roof design as proposed is considered to be acceptable.

- 7.5 The building dates from the late C19 and due to its historical and architectural interest, the building is deemed to be a non-designated heritage asset (NDHA) and included on the Council's Local List. It is associated with a former waterworks on the site however, the former water tower and associated buildings were demolished in the 1960's.
- 7.6 Due to the Local Listing, Havant's Heritage Officer has been consulted on this proposal . They have asked for a Level 2 Building Record which has been provided by the applicant and reviewed by the Heritage Officer alongside a Materials Specifications document . Both are deemed to be acceptable and no further conditions are required.
- 7.7 The development is therefore considered to meet the requirements of Policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy). The proposal is considered to protect and conserve the historic assets as required by policy DM20 of the Havant Borough Allocations Plan

(iii) Effect on neighbouring properties

- 7.8 There are no immediate neighbouring properties that are considered to be impacted by this proposal. Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Highways and parking

- 7.9 There is enough space on site to allow for the parking of 3 vehicles as required by the Havant Parking SPD. The existing access would remain as is .

(v) Ecology

- 7.10 Havant's Ecologist has been consulted in regard to this proposal and they have reviewed photographs supplied by the applicant which are recent and show areas of the building which could potentially be used by bats . Havant's Ecologist is content that no bats are present as shown in the photographs . The following informative has been requested by them and shall be applied :

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.

8 Conclusions

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the character and appearance of the area and amenities of neighbouring residents and planning permission can therefore be recommended.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00048

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:

Level 2 Historic Building Record uploaded on the 02.04.2026

Materials Statement uploaded on the 02.04.2026

Design and Access Statement uploaded on the 28.01.2026

A113 Proposed elevations uploaded on the 28.01.2026

A112 Proposed floor plans

A114 Site sections

A116 Proposed site overviews

A115 Proposed site views

A111 Site and location plans

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.

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.