

DELEGATED OFFICER REPORT

PROPOSAL	New roof to side extension with wrap round front porch and replacement of finishing materials to front / rear dormers, front and garage doors
LOCATION:	23 Park Road, Hayling Island, PO11 0HT
REFERENCE NO:	APP/26/00136
APPLICANT:	Mrs Belinda Clack
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	25/03/2026
APPLICATION EXPIRY DATE:	27/04/2026
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a chalet bungalow with a front and rear dormer located in Hayling Island. The property features a front garden and driveway and a garden to the rear. The property features tilework, render for the external walls and feature a gable roof with brown concrete tiles. The streetscene features a mix of designs and bulk.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

New roof to side extension with wrap round front porch and replacement of finishing materials to front / rear dormers, front and garage doors

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)

CS15(Flood and Coastal Erosion)

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

Councillor Wilf Farrow	No comments received
Councillor Paul Gray	No comments received
Councillor Jonathan Hulls	No comments received
Ecologist	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 proposed works are unlikely to result in ecological impacts. The existing dwelling is clad with concrete roof tiles and small sections of hanging tiles and these appear to be in sound condition overall, with no obvious gaps. I am content that the likelihood of impacts to protected species is negligible. No further information is required.

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: 7

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) Ecology
- (vi) Flood risk

(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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the works would be relatively minor and in keeping with the dwelling and upon the streetscene.

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, and this will be conditioned.

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

7.6 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) 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

7.7 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

The works would have an acceptable impact regarding overlooking concerns, and are considered to acceptably impact No.21's hallway door to the eastern side of the proposed works.

7.8 Is the proposal sited such as to avoid overbearing development?

Yes. There would be a limited impact upon No.21 to the east's side elevation which features a door serving a hallway, however as this serves a hallway officers consider it to have an acceptable impact upon the property.

7.9 Is there sufficient amenity space?

Yes

(iv) Biodiversity Net Gain (BNG)

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

(v) Ecology

7.11 Due to works to hanging tiles the Council's Ecologist was consulted during the application process. Regarding this, the Council's Ecologist did not provide an objection to the proposal. An informative will be added to the recommendation highlighting to the applicants their responsibilities in relation to bats should they be encountered during the development process.. In light of this, Officers consider the proposal to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and consider it acceptable In this regard.

(vi) Flood risk

7.12 Due to part of the site being located in Flood Zone 2 a Flood Risk Assessment form was provided during the application process. Regarding this, the agent sent over a flood risk assessment form during the application process and it annotates that floor levels within the proposed development will be set no lower than existing floor levels and that flood proofing of the proposed development will be incorporated where appropriate. Regarding this, officers consider the proposal to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and consider it acceptable in this regard.

8 Conclusions

8.1 The proposed development is on balance acceptable in principle, is appropriate in terms of design and its impact on the character of the area, would have a limited and acceptable impact on the neighbouring properties and on balance would acceptably impact protected bat species, 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/26/00136

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: A114: Proposed Section: Uploaded 02/03/2026

Drawing Number: A111: Location Plan: Uploaded 02/03/2026

Drawing Number: A112: Proposed Floor Plans: Uploaded 02/03/2026

Drawing Number: A116: Proposed Site Overviews: Uploaded 02/03/2026

Drawing Number: A101: Existing Roof Plan: Uploaded 02/03/2026

Drawing Number: A115: Proposed Site views: Uploaded 02/03/2026

Drawing Number: A113: Proposed Elevations: Uploaded 02/03/2026

Drawing Number: A102: Existing Floor Plans: Uploaded 02/03/2026

Drawing Number: A105: Existing Site views: Uploaded 02/03/2026

Drawing Number: A104: Existing Section: Uploaded 02/03/2026

Drawing Number: Existing Site overviews: Uploaded 02/03/2026

Drawing Number: A103: Existing Elevations: Uploaded 02/03/2026

Materials Statement for 23 park Road Hayling Island APP: Uploaded 12/03/2026

Flood risk Assessment form: Uploaded 14/04/2026

Email by Ian Murray named Agent confirmation that guttering will not overhang the boundary: Uploaded 01/05/2026

Reason: To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the Materials Statement for 23 park Road Hayling Island: Uploaded on 12/03/2026, 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.