
Site Address: 14 Staunton Avenue, Hayling Island, PO11 0EN
Proposal: Variation of condition 3 of Planning Permission APP/24/00825 relating to the addition of 2No. black powder-coated aluminium flat rooflights.
Application Type: Variation of Condition

Application No: APP/26/00001 **Expiry Date:** 02 March 2026
Applicant: Mrs Watts
Agent: Mr Wilson **Case Officer:** Denise Sheath

Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises of a chalet bungalow located in Hayling Island. The dwelling features 1No dormer to the front roof plane and 1No rear dormer. To the rear of the application site is the dwelling's rear garden and to the front is space provided for parking and a front garden. To the front and rear of the dwelling are several trees of differing sizes. The property's materials feature white render for the external walls, and brown concrete tiles for the roof in a gable pitch design.

The application site is in an area that would be considered both urban and residential, with the character of the street generally featuring single storey bungalows and chalet bungalows featuring brickwork and render designs.

2 Planning History

APP/24/00825 - First floor rear dormer, single storey rear extension and alterations to existing front dormer. – Permit 14 January 2025

3 Proposal

Variation of condition 3 of Planning Permission APP/24/00825 relating to the addition of 2No. black powder-coated aluminium flat rooflights.

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Council's Arborist - The roof lights will not make a material change to my previous comments.

Council's Ecologist - I'm happy that my previous comments remain valid.

6 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Council's Arborist
- (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.

7.3 The principle of development was established through the grant of planning permission APP/25/00825 for: *First floor rear dormer, single storey rear extension and alteration to the existing front dormer to increase its height by approximately 13cm. The application also proposes the removal of 1No chimney and the installation of 2No ground floor windows on the ground floor, which can be done under permitted development rights.* The current application seeks to vary the approved plans set out within Condition 2 to allow for the installation of two black powder-coated aluminium flat rooflights within the single storey rear extension element. All other aspects of the development remain unchanged from those approved under APP/25/00825.

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

APP/25/00825 - Condition 2:

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

Drawing Number: SD24702-E1.0: EXISTING TOPOGRAPHIC PLAN: Uploaded 10/10/24

Drawing Number: SD24702-E1.1: EXISTING GROUND FLOOR PLAN: Uploaded 10/10/24

Drawing Number: SD24702-E1.2: EXISTING FIRST FLOOR PLAN: Uploaded 10/10/24

Drawing Number: SD24702-E1.4: EXISTING SECTIONS: Uploaded 10/10/24

Drawing Number: SD24702-E1.3: EXISTING ELEVATIONS: Uploaded 10/10/24

Drawing Number: SD24702-P2.2 A: AMENDED PROPOSED FLOOR/ROOF/ELEVATION PLANS: Uploaded 31/12/24

Drawing Number: SD24702-LP2.0 A: AMENDED PROPOSED SITE AND LOCATION PLAN: Uploaded 31/12/24

Reason: - To ensure provision of a satisfactory development.

- 7.4 The proposal seeks to amend the approved drawings to incorporate two black powder-coated aluminium flat rooflights within the previously approved single-storey rear extension. The rooflights would be positioned within the flat roof immediately adjacent to the existing rear elevation. It is considered that the introduction of these rooflights would not result in any material harm to the character or appearance of the host dwelling or the wider streetscene.
- 7.5 The design and appearance of the extension 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.

(iii) Effect on neighbouring properties

- 7.6 The proposed installation of the roof lights within the approved single storey extension are not considered to have a harmful impact upon the neighbouring properties to the north (12 Staunton Avenue), and south (No. 16 Staunton Avenue).
- 7.7 The impact on neighbouring amenity arising from the first-floor rear dormer, single-storey rear extension and alterations to the existing front dormer was considered under Planning Approval APP/24/00825. The assessment for these elements remains unchanged and is considered acceptable.
- 7.8 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) Biodiversity Net Gain (BNG)

- 7.9 The Councils Ecologist has confirmed the previous comments relating to APP/24/00825 (as above) remain valid for the current application.

Previous comments below:

The application site has been located to be within 50m of a Notable and Protected Species; Common Pipistrelle, however, in light of that the works would primarily be at ground level, and that furthermore, the Council's Ecologist has not provided an objection regarding bat risk, officers consider that unacceptable impacts are unlikely. The council's Ecologist regarding bat risk stated "This looks OK. Relatively minor works to rear elevation and no obvious justification for requesting further details". In light of this, unacceptable impacts to protected bat species are considered unlikely, and this proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(v) Council's Arborist

- 7.10 The Council's Arborist has confirmed that the roof lights will not make a material change to my previous comments.

Previous comments below:

Due to nearby trees to the rear and front of the dwelling, the Council's Arboriculturist was consulted during the application process. In light of this, the Council's Arboriculturist stated, "The new proposed dormer height will have no impact on the trees to the front garden and I raise no objection". The Council's Arboriculturist furthermore did not raise an objection to the 1No Holly tree. In light of this, this proposal is considered to accord with policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vi) Parking

- 7.11 The works would increase the dwelling from 3 to 4 bedrooms, requiring 3 parking spaces in accordance with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy 2011). This was shown on the approved plans for APP/24/00825.

8 Conclusion

- 8.1 The application seeks a variation of condition 2 of planning permission APP/24/00825 to allow amendments to the approved plans. The proposed changes are limited in nature and would not result in any material harm to the character and appearance of the area, residential amenity, trees, or other material planning considerations. The principle of development has already been established, and the proposal remains acceptable when assessed against the relevant development plan policies and material considerations.

7 **RECOMMENDATION:**

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00001. subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of the original permission APP/24/00825 dated 14 January 2025
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 and to ensure that the time limit for commencement is consistent with the original planning permission, noting that this permission is granted under Section 73 of the Act.

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

Proposed Floor & Elevations – Drawing No. SD24702-MMA Rev A – Submitted 05 January 2026.

Drawing Number: SD24702-E1.0: EXISTING TOPOGRAPHIC PLAN: Submitted with APP/24/00825 Uploaded 10/10/24
Drawing Number: SD24702-E1.1: EXISTING GROUND FLOOR PLAN: Submitted with APP/24/00825 Uploaded 10/10/24
Drawing Number: SD24702-E1.2: EXISTING FIRST FLOOR PLAN: Submitted with APP/24/00825 Uploaded 10/10/24
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Drawing Number: SD24702-E1.3: EXISTING ELEVATIONS: Submitted with APP/24/00825 Uploaded 10/10/24
Drawing Number: SD24702-LP2.0 A: AMENDED PROPOSED SITE AND LOCATION PLAN: Submitted with APP/24/00825 Uploaded 31/12/24

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:

In accordance with paragraphs 39-51 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 following receipt of amended information and no further assistance was required.