

DELEGATED OFFICER REPORT

PROPOSAL	Part retrospective application for proposed side dormer, single storey rear extension with balcony, new front porch and enlarged drive, alterations to fenestration including clear glazing to east facing side dormer built under permitted development, and additional cladding at first floor.
LOCATION:	6 Sea View Road, Hayling Island, PO11 9PE
REFERENCE NO:	APP/25/00783
APPLICANT:	P Fields
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	21/05/2026
APPLICATION EXPIRY DATE:	29/09/2025
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 6 Sea View Road is a detached chalet bungalow located south-west of the junction between Sea View Road and Astrid Close. There is vehicular access to the site both from where the dwelling faces Sea View Road to the north and at the rear of the site from Astrid Close to the east leading to a single detached garage. At the time of visiting the site the proposal had been partially built out, however the applicant has provided a photograph indicating that prior to this the property was constructed in light buff brickwork with white uPVC fenestration under a gable ended concrete tile roof, and that there was a substantial box dormer finished in white cladding boards to the roof slope facing Astrid Close. The existing plans provided indicate that the dwelling previously had a conservatory and lean-to extension behind the kitchen with the private garden located between the rear of the dwelling and the garage. The boundary where the rear garden meets Astrid Close is a 1.8m high close-boarded fencing and there is a 1.5m high brick wall to the rear boundary adjacent to the driveway. The garage of No.6 and the adjacent No.4a form part of the boundary to the west with 1.8m high close-boarded fencing in between. Elsewhere around the frontage and sides of the property there is 1m high slatted fencing.
- 1.2 The area immediately surrounding the application site is predominantly residential and comprised of bungalows in a variety of styles and finishes. Further to the south of the site there is a holiday park containing static caravans.

2. Planning History

No relevant history

3. **Proposal**

Part retrospective application for proposed side dormer, single storey rear extension with balcony, new front porch and enlarged drive, alterations to fenestration including clear glazing to east facing side dormer built under permitted development, and additional cladding at first floor.

Officer Comment

The description was revised following a visit to the site to reflect that works had already commenced.

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

CS15 (Flood and Coastal Erosion)
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)

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

5. **Statutory and Non Statutory Consultations**

Councillor Peter Oliver No comments received.
Councillor Mark Coates 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: 8

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 1

Comments	Officer Comments
Comment rec'd 17.10.25, Redacted. Privacy concerns relating to the proposed balcony.	Obscure glazed screening is proposed to the side of the balcony, and it is recommended that this be secured by condition.

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) Flood risk
- (v) 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

7.3 The proposals include a new single storey rear extension, replacing the existing conservatory and lean-to, with a balcony over part of the extension roof. At first floor the original box dormer has been removed and replaced with a larger dormer and an additional dormer is proposed to the west facing roof slope to enlarge existing bedroom and bathroom facilities. The applicant has provided photographic evidence that the replacement dormer has been built to meet Permitted Development criteria, and the proposal also seeks to change the existing obscure glazed windows within the dormer to clear glazing and add new cladding to the gable ends.

7.4 The single storey rear extension is 4.98m in length and approximately 6.15m in width. It has a flat roof with a parapet wall design so that a lantern set within the roof is not visible. The proposed elevations provided indicate a maximum height to the top of the parapet wall of 2.91m, although photographs taken on site show that the overall height is closer to 3.17m, finishing slightly above the eaves of the host dwelling. The extension is set back from the boundary to Astrid Close by approximately 4.5m, behind the existing close-boarded fencing, and is in brickwork to match the host dwelling. The proposed balcony would run the width of the extension but would be only approximately 1.8m deep with a glass balustrade. Due to the parapet wall it would also be slightly inset from the

sides of the extension. As both elements would be reasonably set back from Astrid Close the single storey extension and proposed balcony are considered to be acceptable.

- 7.5 Whilst the dormer facing Astrid Close is somewhat dominant in appearance, it is recognised that when constructed it met the criteria for Permitted Development under Class B, being set down from the ridge and in from the sides of the roof by at least 0.4m with a volume of approximately 37.7m³ and the original eaves line retained. It is also recognised that it is a replacement for a previously existing box dormer so that the overall change to the street scene is relatively limited. The dormer is finished in a light grey cladding similar in appearance to the cladding on the dormer it replaced and currently has obscure glazed windows. The change from obscure glazing to clear is considered to make little difference to its overall appearance or impact. The dormer to the western roof slope is of a similar size and appearance but has less visual impact, since it does not face the street and is set back from the front of the site by approximately 10.4m. As such the additional dormer and changes to glazing in the Permitted Development dormer are considered to be acceptable.
- 7.6 Cladding to the gable ends has not yet been completed and would be in light grey horizontal boards to match the dormers. Fenestration throughout is to be in dark grey, and several alterations are proposed to ground floor windows as well as a new west facing utility room door. The proposed front porch would be open with a maximum height of 2.75m and would incorporate 0.3m steps and a ramp up to the entrance door. Within the frontage the existing driveway would be extended to form two parking spaces. It is noted that, as the existing garage will be retained and there is no increase in the number of bedrooms, no additional parking provision is required. The proposed changes to external materials are considered to be acceptable in the wider context of the locality and works to the entrance, fenestration, and the driveway could be carried out under Permitted Development.
- 7.7 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.

(iii) Effect on neighbouring properties

- 7.8 No.4a Sea View Road is a semi-detached bungalow to the west of the site. No.4a is set back from Sea View Road on a similar building line to the host dwelling and has a driveway along its east boundary leading to a detached garage at the rear of the property. On the eastern side of the house is the entrance door and two obscure glazed windows serving a bathroom and a secondary window to a kitchen. The kitchen opens out to a rear conservatory extension with views to the rear garden and clear glazing to both sides. A 1.7m high obscure glazed screen would be fitted to the western end of the proposed boundary to prevent overlooking towards the conservatory and garden of No.4a and it is recommended that this be secured by condition. The side extension has no west facing windows with no impact from this and the west facing dormer falls largely upon the driveway area rather than habitable rooms within the dwelling. It is noted that the windows within the dormer have been obscure glazed and would remain so and a west facing kitchen window at ground floor is a reduced version of the existing kitchen window. The new door adjacent to the kitchen window would serve a utility room. Therefore, whilst the dormer would have some impact in terms of loss of light to the obscure glazed secondary windows this impact would not be unacceptably adverse to the overall amenity currently enjoyed at this property and would not justify a refusal.

7.9 To the south is No.10 Astrid Close, which is a detached chalet bungalow set at a right angle to the host dwelling approximately 14.3m from the proposals. The property has its driveway and garage to the north of the main dwelling, adjacent to the shared boundary, and private amenity space to the west. There are two north facing windows serving bathrooms, one of which looks out directly to the side wall of the garage. As such the proposals would not result in any overlooking to the private amenity space or habitable rooms and would be at a sufficient distance that they would not result in a sense of overbearing or loss of light. The impact to No.10 is therefore considered to be limited and acceptable. It is noted that the proposed clear glazing to the east facing dormer would not affect any residential properties.

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).

(iv) Flood risk

7.12 The site is within future flood risk zones 2 and 3. The agent has submitted the required Flood Risk Form and has indicated that floor levels within the proposed development will be set no lower than existing levels. This is considered satisfactory in meeting the requirements of Policy CS15.

(v) 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 Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/25/00783 subject to the following conditions

Conditions:

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

Location Plan 2101 L01
Site Layout 2101 01 A
Proposed Plans 2101 04 A
Proposed Elevations 2101 05 B
Flood Form received 18 May 2026

Reason: To ensure provision of a satisfactory development.

- 2 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.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the fixed screen to the first floor balcony on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter. Other than the area marked as a balcony on the hereby approved plans at no time shall the flat roof of the extension hereby approved be used as a balcony or roof terrace, 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 5 The proposed hard surfaces shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surfaces to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway having due regard to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

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.