

DELEGATED OFFICER REPORT

PROPOSAL	Proposed ground floor single storey rear extension and first floor rear / side extension.
LOCATION:	73 Hollow Lane, Hayling Island, PO11 9EY
REFERENCE NO:	APP/26/00124
APPLICANT:	Mrs G KING
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	18/03/2026
APPLICATION EXPIRY DATE:	21/04/2026
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

This application site comprises of a two storey, detached dwellinghouse located on the north side of Hollow Lane, Hayling Island. This property has a double gabled frontage and has been extended to the rear, with a flat roof, two storey rear extension and conservatories which would be removed as part of this proposal. There is on site parking to the front of the site. The area is residential in character.

2. Planning History

None relevant.

3. Proposal

Proposed ground floor single storey rear extension and first floor rear / side extension.

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

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

County Archaeologist

Thank you for your consultation. In light of the small scale of the proposal I would not raise any archaeological issues,

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: 9

Number of representations: 0

Material planning considerations are addressed in Section 7.

7 Planning Considerations

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity Net Gain

(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) Impact on the character of the area

- 7.3 This proposal comprises of a single storey rear extension following the demolition of the existing rear conservatory alongside a first floor rear extension.

- 7.4 The proposed single storey rear extension would have roughly the same footprint as the existing rear conservatory to be demolished. The extension would have a height of approximately 3 metres, coming flush with the existing side elevation wall of the main dwelling. It would feature a raised lantern rooflight with bi-fold doors to the rear.
- 7.5 The proposed first floor extension would infill the gap between the existing two storey extension and the side wall of the main dwelling. This would continue the existing flat roof and would feature a window to the rear elevation serving the bedroom. The extension would allow for the existing bedroom to be extended and for an additional window. One of the existing rear elevations would now serve an ensuite bathroom. Proposed materials would match existing.
- 7.6 The proposed rear extension would be relatively minor in scale and would replace the existing conservatory in terms of footprint. The design and materials would be in keeping with the main dwelling. The proposed first floor rear extension would also not result in any increase in footprint and would follow the existing extension design in regard to the roof design and is considered to be subservient to the host dwelling.
- 7.7 Overall, 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.

(ii) Impact on residential amenity

- 7.8 To the east of the application site is no 75 Hollow Lane. The proposed single storey extension would be located on this side. It is not considered to have any increased impact than the existing conservatory.
- 7.9 To the west of the application site is no 71 Hollow Lane. The proposed first floor extension would be located adjacent with this boundary however the proposed first floor extension would come approximately level with the rear of no 71. The depth of the extension proposed would be relatively minimal and there is a separation distance between the properties. Following a site visit it is considered that the first floor extension would not result in any harm to amenity.
- 7.10 There would be an additional rear elevation window at first floor level however the site has a long rear garden (approximately 30 metres in length) and there are existing windows at first floor level.
- 7.11 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).

Biodiversity Net Gain (BNG)

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

8 Conclusions

- 8.1 The scale, siting and design of the proposal would have limited and an acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00124

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 no 02 Existing and proposed plans uploaded on the 22.04.2026

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used 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 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.