

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00203

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Installation of conservatory to front elevation.

SITE ADDRESS: 13 Laburnum Grove, Hayling Island, PO11 9DR

AGENT DETAILS: Mrs Ratcliffe

APPLICANT DETAILS: Mrs Pollack

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 02 June 2026

RECOMMENDATION: REFUSE PERMISSION

1 **Site Description**

13 Laburnum Grove, Hayling Island is a detached bungalow constructed with a red/brown brick with painted render elements to the elevations. The front entrance is located to the southern side elevation of the property. The frontage is partially laid to lawn with a hardsurfacing the front and southern elevation to allow for off road parking and which leads to the detached garage located adjacent to the southern rear side boundary. There is currently a high hedge to the northern front side elevation and a bushes and shrubbery or varying heights to the front boundary.

2 **Planning History**

None relevant

3 **Proposal**

Installation of conservatory to front elevation.

4 **Policy Considerations**

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

CS16 (High Quality Design)

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

Councillor Coates – No Comments Received

Councillor Oliver – No Comments Received

Councillor Shepherd – No Comments Received

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: 5

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)

(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 proposal is for a single storey extension to the front principal elevation of the property. The proposed front extension would be set in 0.697m from the northern elevation with a depth of 4m, a width of 3.2m, the roof would have an eaves height of approximately 2.7m, with a maximum height of approximately 3.4m. The proposed materials include facebrick and roof tiles to match the existing property, with a tinted toughened glass roof. The glass roof element is out of keeping with the main dwelling and would enhance the visual prominence of the proposal within the streetscene.

7.5 The application site is located centrally on the eastern side of Laburnum Grove. The proposed front extension would be clearly visible from the public realm and, by projecting forward of the principal elevation, would result in a notable increase in the building's footprint. The removal of the existing hedge along the northern side of the front boundary would further increase the visual prominence of the proposal within the streetscene. By virtue of its siting, the extension would disrupt the established building line and appear out of keeping with the consistent frontage pattern that characterises Laburnum Grove.

7.6 Policy CS16 of the Havant Borough Local Plan (Core Strategy), requires, amongst other matters, that the design of proposals, responds to and draws inspiration from and respects the local context. The Havant Borough Design guide states that Front extensions should not protrude too far forward from the main building or be prominent in the street and should respect the common building line. Front extensions are therefore most appropriate where the building is set well back from the street, where there is a staggered building line, or in isolated countryside locations

7.7 In accordance with the policy position above it is considered that the proposed front extension due to its design and form would result in an overly dominant feature in the street scene. It is important to note that the properties along this north eastern section of Laburnum Grove are generally similar in design and appearance. The current proposal would be overly dominant and would be an incongruous and the most prominent feature on the dwelling when viewed from public vantage points. It is considered that the addition would have a harmful impact and change the visual appearance and character of the streetscene. It is therefore considered that the proposal would be contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and Havant Borough Design Guide SPD. It is considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.8 Whilst the proposed extension is clearly visible from neighbouring properties located directly to the front of the application site, it is considered that there would be no direct adverse impacts on these properties as a result of the development.

7.9 It is not considered the proposed front extension would have a harmful impact upon the neighbouring properties to the north (No. 11) and south (No.15) in terms of appearing overbearing nor would the proposal lead to a loss of light, outlook or privacy. Any proposed windows would look out on to areas already visible from the public domain. There it is considered any impact would be limited and acceptable.

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). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

8 Conclusion

8.1 In conclusion the proposal would be an incongruous and prominent feature in addition to significantly harming the character, appearance and visual amenity of the street scene. The proposal would therefore be contrary to Policy CS16 of the Havant Borough Local plan (Core Strategy) 2011 and the Havant Borough Design Guide Supplementary Planning Document 2011. It is therefore recommended that the proposal be refused

9 RECOMMENDATION:

That the Interim Head of Planning be authorised to **Refuse PERMISSION** for application APP/26/00203 subject to the following Reason

- 1 The proposal would by reason of its siting and design result in an incongruous and prominent feature and have a significantly detrimental impact on the character and appearance of the locality and the visual amenity of the street scene. It is considered that if this proposal were to be permitted it would set an undesirable precedent for further similar proposals which cumulatively would further significantly harm the character and appearance of the frontages of Laburnum Grove. As a result, the proposal would be contrary to Policy CS16 of the Havant Borough Core Strategy (2011), the Havant Borough Council Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework

Informative:

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 is considered unacceptable for the reasons set out in this Decision Notice.