

DELEGATED OFFICER REPORT

PROPOSAL	Front and rear extension.
LOCATION:	15 Staunton Avenue, Hayling Island, PO11 0EN.
REFERENCE NO:	APP/26/00254
APPLICANT:	Cherry Key
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	14/05/2026
APPLICATION EXPIRY DATE:	09/06/2026
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The dwelling at the site address has white painted render walls above a red brick plinth/foundation, under a red/brown interlocking concrete tiled hipped roof, with white uPVC double glazed windows and doors. There is a block paved driveway to the front of the dwelling that can accommodate up to three vehicles, this hardstanding leads to an attached single garage at the property, which is recessed from the main building line of the dwelling. There is a conservatory style extension on the eastern rear elevation of the dwelling. The front and rear garden at the address is laid to lawn, with flower borders, surrounded by a mix of boundary treatments, mainly consisting of a low 1m high wall to the front and 1m high fencing on the side boundaries. The rear has a mixture of mature hedge to a height of approximately 2-2.5 metres, with approximate 1.8m high close boarded fencing along the shared southern and eastern boundaries.
- 1.2 The dwellings in the immediate area to the site address vary in design with those on the west side of Staunton Avenue largely consisting of two-storey detached properties and to the east side the site address is one of many period detached bungalows.

2. Planning History

No relevant planning history on site

3. Proposal

Construction of single storey extensions to the front elevation, which include extensions to the front of the existing bungalow, to the existing front entrance porch and to the existing single garage to the front and front and side extensions. The proposal also involves the replacement of the conservatory at the rear elevation, with a new single storey dining/breakfast room.

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

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

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 Jonathan Hulls No comments received
Councillor Paul Gray No comments received
Councillor Wilf Forrow No comments received
HBIC Within 50m+: Notable and Protected Species: "Jersey Tiger, Corky-Fruited Water-dropwort". Officer comment: The works would primarily be at single storey level in an established domestic garden/site, and furthermore, the Council's Ecologist has not provided an objection regarding protected species risk. In light of this, unacceptable impacts are considered unlikely.
Ecologist Relatively minor works to front, side and rear elevations, with modern interlocking concrete tiles with few gaps. The nature of the proposals means that there is minimal likelihood for bat/ecological impacts, so no further information needed.

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: One

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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) Parking provision
- (v) Biodiversity Net Gain (BNG)
- (vi) Ecology

(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 existing house on site was built by the local authority, and is of a period design of the 1950-60's. This is finished in white painted render walls, above a red brick plinth/foundation, under a red/brown interlocking concrete tiled hipped roof, with white uPVC double glazed windows and doors. The rear part of the proposal would be for a kitchen/dining room and would measure approximately 4m in depth by 6m in width, to a height of 2.5m to eaves and to a maximum height of 3m over the false hipped roof. It would insert a large 'porthole' style window into its rear elevation and patio doors/windows, along with a further round window in the existing rear elevation. It would leave a gap of approximately 4.2m between side elevation and shared boundary with the neighbouring dwelling to the north at No.11A and 5.4m with the neighbour at No.17 to the south. The front proposal would be for extending the main front elevation and the existing 2 front bedrooms. This would measure approximately 7.13m in width by 2.35m in depth, to a maximum height of 5.5m over the hipped roof. The eaves and roof slope would match the existing roof. Furthermore, the existing main entrance porch would be extended towards the front by 7.5m and the single garage by 3.98m.

All of this scheme would be single storey in height. The proposed development would be constructed in matching or similar materials to the existing host dwelling, which is considered acceptable. The proposal would increase the depth of the dwelling compared to the existing house on site, however, officers are of the opinion that the proposal would remain subservient to No.15 Staunton Avenue, owing to its proposed matching height and scale in proportion to the host dwelling and would not result in an excessive depth to the house on site and consider it an acceptable addition.

- 7.4 Although, the site is located near to the corner with Richmond Drive to the north, however, the rear aspect of the proposal would not be readily visible on the streetscene, due to the boundary treatment of timber fencing and hedging. The front extension to the main dwelling would protrude out by approximately 2.35 and 3.98m to the front of the garage. This part of the scheme would be visible to the public realm but would bring the outermost part of this scheme to be still no further forward, than that of the front elevations of the neighbouring properties at No.11A and No.17. Along with the matching or sympathetic design of the proposal to the front of the host dwelling, the scheme would be considered acceptable in visual terms within the existing streetscene.
- 7.5 Therefore, the proposed design and appearance of the proposal is deemed appropriate in context to the main building and adjacent neighbouring dwellings 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 proposal would be located on the shared boundary with the northern neighbouring property at No.11A. The side part of this proposal would extend the garage and side elevation by 3.98m, which is close to this northern neighbouring shared boundary. This would have some impact to light received into this neighbour's side entrance conservatory; however, the proposal would be flat roofed to a height of 2.5m, it would leave approximately 4.1m in length that is not in-line with the proposal and that there would be no windows to be inserted into this northern elevation. This would be considered sufficient mitigation such that refusal is not warranted for this part of the proposal. Also, the entrance porch extension and front elevational extension on this northern side would also be single in height and there would be a gap across the drive of site, by over 4.2m, ensuring that this would have little significant impact to this neighbour's light and amenity. Furthermore, the rear extension would insert a small casement window into its northern side elevation. However, this part of the extension would be approximately 4.2m away from the northern boundary and along with 1.8m high fencing and taller foliage on this boundary and would lessen any perception of the development being overbearing to No.11A and consider it an acceptable addition.
- 7.7 The front extension would be located also close with the shared boundary with the southern neighbour at No.17. Although there are two windows facing the development on No.17's northern elevation, there would be a gap of over 5m across the neighbour's drive between both side elevations, along with a proposed roof that would slope away from this side boundary, ensuring that the proposal would be unlikely to cause significant light impact or be overbearing in nature to these secondary windows, from what already exists from this host dwelling. Furthermore, only a small window would be inserted in the host dwellings southern side elevation. This window would be for an en-suite room and would unlikely cause any significant overlooking to No.17. The side elevation of the rear extension would contain a large glazed fenestration, but due to the 5.4m distance to the shared boundary and the 1.8m high fencing on this side, it is considered any additional degree of amenity/light lost to the neighbouring property would be negligible.

- 7.8 The proposal and its proposed fenestrations at the rear, would face towards the neighbouring properties to the east at No.31 Richmond Drive and No.9 Richmond Close. However, due to a distance of over approximately 15.8m to these neighbour's side and rear boundaries and that there is 1.8m high timber fencing and foliage on the eastern side, which is side on to the rear garden of the site would lessen any perception of the development being overbearing or causing significant overlooking or loss of privacy/amenity to these two eastern neighbours and consider it an acceptable addition. It is noted no letters of objection were received with respect to the scheme.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant 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) Parking provision

- 7.10 The proposed construction of a single storey rear extension and a front/side extensions would not increase the number of the existing 3 bedrooms at the host dwelling. The Parking Standards SPD sets a parking requirement for a 3-bedroom house are for 2 on-site spaces. The submitted drawings do not show any significant reduction to the 3 existing vehicular spaces on the present drive and 1 in the garage, these would be retained on site as existing. On this basis, there are no planning conditions requiring the retention of the existing parking spaces at the site. Therefore, it is considered that the parking provision is acceptable and would comply with Havant Borough Council Parking SPD (2016) for a three-bedroom house and is in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

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

(vi) Ecology

- 7.12 The application site has been located to be within 50m of a Notable and Protected Species such as; Jersey Tiger and Corky-Fruited Water-dropwort, however, in light of that the works would primarily be at single storey level in an established domestic garden/site, and that furthermore, the Council's Ecologist has not provided an objection regarding protected species or bat risk, officers consider that unacceptable impacts are unlikely. The council's Ecologist regarding bat risk stated " Relatively minor works to front, side and rear elevations, with modern interlocking concrete tiles with few gaps. The nature of the proposals means that there is minimal likelihood for ecological impacts, so no further information needed.". 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.

8. Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers or protected species and would provide adequate parking. The proposal would therefore meet the requirements of Policies CS16 and DM13 and is recommended for approval.

9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00254 subject to the following conditions

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:

Location and Block Plan 26006 101 P1
Proposed Elevations Plan 26006 501 P4
Proposed Floor Plan 26006 402 P6

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:

- 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 The Applicant/Agent should note that in consultation with Southern Gas, they commented with advice on nearby gas pipe lines, with a submitted location map. This advice is as follows:

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact the Safety Admin Team on Tel: 0800 912 1722.