

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Proposed front & side extension with internal configuration to existing dwelling and changes to external materials.
LOCATION:	17 North Shore Road, Hayling Island, PO11 0HL
REFERENCE NO:	APP/26/00208
APPLICANT:	Mr M Hodgkins
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	
APPLICATION EXPIRY DATE:	22/05/2026
WARD:	Hayling West

1. Site Description

- 1.1 17 North Shore Road comprises of a detached bungalow located in Hayling Island. The property features a rear garden and to the front is parking space and a front garden. The property features brickwork for the external walls and brown concrete tiles for the roof. The character of the street features a wide range of materials and designs of properties.

2. Planning History

None relevant

3. Proposal

- 3.1 Proposed front & side extension with internal configuration to existing dwelling and changes to external materials.

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 Local Plan (Core Strategy) March 2011

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

N/A

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Langstone Harbour Board	No comments received.
Councillor Wilf Forrow	No comments received.
Councillor Paul Gray	No comments received.
Councillor Jonathan Hulls	No comments received.

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.

Number of neighbour notification letters sent: 9

Number of site notices: 0

Number of representations received: 0

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) Biodiversity Net Gain (BNG)
- (v) 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.

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

Front and side extension

- 7.3 The proposal involves a front and a side extension. The side extension would replace an existing flat roof section of the property and would be more in keeping with the property and is considered as acceptable. The front extension would not extend any further than the existing front elevation and would be relatively minor in scale, it would furthermore feature a pitched roof in keeping with the property. With regards to those considerations the front extension is considered as acceptable.

Change in external materials

- 7.4 The proposal involves the application of white render and light brown timber effect composite cladding. With regards to the diverse streetscene which features a very wide range of materials, this is not considered to be out of keeping and is considered as acceptable.
- 7.4 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

Front extension

- 7.5 The front extension with regards to its height and scale would not be overbearing or unacceptably overshadow neighbouring properties. Its front elevation would feature fenestration, however, this would face the public realm and this is considered acceptable. It would feature side fenestration, however this would face an existing hedge (which features a fence behind it) mitigating any overlooking.

Side extension

- 7.6 The side extension would replace an existing side extension to the property and would feature a pitched roof. Whilst the pitched roof would increase a sense of enclosure and overshadowing as the eaves height of the extension would remain the same height as the extension that is to be removed, officers do not consider that any increases in the sense of enclosure or overshadowing would be so severe to warrant the refusal of this planning application.

Change in external materials

- 7.7 There is not considered to be any adverse impacts from the proposed changes to external materials.
- 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). 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.

(v) Parking

7.10 There would be no increase in occupancy for the dwelling regarding bedroom numbers, however the front extension would remove parking space on the application site. Having regards to this, the application site would feature ample parking space for the requirements of the Parking SPD which for a 3 bedroom property would require 2 spaces. In light of this, the proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusion

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 **Approve with Conditions** for application APP/26/00208

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:

Email by Vicky Todd named Cladding Correspondence: Uploaded 22 May 2026

Drawing Number: 25193 01D: Amended block and location plan: Uploaded 22 May 2026

Drawing Number: 25193 06B: Amended Proposed elevations: Uploaded 22 May 2026

Drawing Number: 25193 04: Existing elevations: Uploaded 22 May 2026

Drawing Number: 25193 03: Existing Floor plan: Uploaded 27 March 2026

Drawing Number: 25193 05: Proposed floor plan: Uploaded 27 March 2026

Drawing Number: 25193 02: Site plan: Uploaded 27 March 2026

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.

Informative

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.