

DELEGATED OFFICER REPORT

PROPOSAL:	Single storey rear extension, roof alterations including raised ridge and addition of a rear dormer, alterations to front porch and garage with garage conversion, alterations to fenestration.
LOCATION:	139 Havant Road, Hayling Island, PO11 0LE
REFERENCE NO:	APP/25/00622
APPLICANT:	Mr Bradbury
APPLICATION TYPE:	Full planning permission
CASE OFFICER:	Jennie Fox
APPLICATION EXPIRY DATE:	13/10/2025
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is located to the south-west of the Havant Road and is one of four properties accessed via a short track off the main road. The site itself comprises a detached bungalow in cream render with white uPVC fenestration under a gable ended slate roof, set back from the track behind an open gravelled frontage. There is a flat roofed porch to the front and an integrated single garage on the north-western side of the dwelling as well as a small flat roofed rear extension. The loft space has been partially converted with rear facing rooflights. The rear garden, as measured behind the main dwelling, is approximately 30.6m long and 10.9m wide and is surrounded by 1.8m high close-boarded fencing. The garden has been mostly laid to lawn and has mature shrub and hedge planting to much of the rear and south-east boundaries. At the time of visiting the site, an outbuilding marked as 'to be removed' on the submitted plans had been taken down and a new outbuilding was in situ. The Enforcement Team have visited the site separately and confirmed that the outbuilding meets Permitted Development criteria under Class E of the GPDO.
- 1.2 The area immediately surrounding the application site is mixed, with residential dwellings to either side of the application site and following the line of Havant Road. Further to the north-west is Westcroft Livery Stables and Campsite and there is a small TPO group on a grassed area between the track to the site and the track to the stables and campsite. Immediately behind the site there are open fields. The site is partly within Future Flood Zones 2 and 3.

2. Planning History

No relevant history at the application site.

Adjacent site

APP/14/00636. Erection of 1No. 4 bed detached green oak framed house with attached garage. PERMIT 21/08/2014.

3. Proposal

- 3.1 Single storey rear extension, roof alterations including raised ridge and addition of a rear dormer, alterations to front porch and garage with garage conversion, alterations to fenestration.

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

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

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

Waste Services Manager 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: 8

Number of site notices: 2

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First site notice	17/09/2025	08/10/2025	Is advertised in the public interest
Site Notice	Revised description	29/05/2026	20/06/2026	Is advertised in the public interest

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
Having looked at the proposed plans, I would like to question the patio doors in the dormer, going out onto the roof of the proposed rear extension, is this not classed as a two storey extension. I was of the understanding that dormer windows do not come down to guttering level.	The proposals were revised during the course of the application to make the dormer more subservient to the main roof of the dwelling.
	This comment appears to have been entered in error.
Looking at the plans I do not agree with patio doors in the dormer, with the potential to step out onto the roof of the proposed extension. [Redacted] privacy will be seriously compromised. While making your decision I would be grateful if you would take this into account. I also note that it is proposed to clad in wood, why can it not be bricks and mortar and rendered to match existing, rather than wooden box stuck on the back.	A condition is recommended to prevent use of the proposed extension roof as a balcony. Proposed materials are discussed in section 7 below.
The bungalow was built in the 1920's, would the existing footings cope with the added weight and looking at the cracks in the gable ends is this going to be structural sound to have such extensive works carried out upstairs. This was purchased as a bungalow and in my view the proposed works are too	The nature of the existing footings is a Building Control matter and is not material to determining this planning application. The host dwelling would remain a bungalow and it is noted that, notwithstanding the proposed changes to the ridge height and materials, the dormer and rear extension would be comparable in

extensive for this type of property in its current surroundings.	scale to what would be allowable under Permitted Development.
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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) Parking provision
- (v) Flood risk
- (vi) 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 comprises the partial demolition of the existing garage to form a larger ground floor front bedroom, roof works to provide an additional bedroom and a shower at first floor, and a rear extension to provide additional living accommodation. The existing rear extension would be demolished as part of this. The existing enclosed flat roofed porch would be replaced with a pitched roof open porch canopy and some minor changes are proposed to the existing fenestration.

7.4 A forward projecting element of the existing garage would be removed and a small, pitched roof would be added to the remainder that would integrate with the roof of the host dwelling. A small front facing window would be replaced with a wider window as part of the works and would give the host dwelling an overall more symmetrical appearance. The new front wall would be partially rendered to match existing and partially clad in vertical timber cladding. It is noted that No.141 to the north-west is timber clad at first floor so that a similar material already exists within the street scene. As this element of the proposal would be set further away from the road than currently and would add to the symmetrical appearance of the property, the proposed works to the garage are considered to be acceptable.

7.5 As part of the proposed loft conversion, the ridge of the existing dwelling would be raised by approximately 0.35m and an approximately 7m wide, 3.75m deep, and 2.85m tall dormer would be added to the rear roof slope. The originally submitted plans did not include the raised ridge and had a wider and deeper dormer that would have extended beyond the existing ground floor wall. When the dormer was subsequently revised the applicants suggested raising both the eaves and ridge height, however an analysis of the street scene indicated that the eaves of the existing dwelling are already somewhat above those of No.137, in line with a single storey side element of No.141, and a further increase would appear incongruous. The additional height has therefore been achieved by slightly increasing the overall roof pitch. Given that much of No.141 immediately to the north-west is fully two storey and would remain some 1.45m taller than the host

dwelling, the minor increase in additional height is considered to be acceptable. The revised dormer would be inset from either side of the roof by approximately 0.45m and would be set below the proposed ridge line such that it would not be immediately visible either from Havant Road or from the access track. The proposed works to the roof are therefore considered to be acceptable.

- 7.6 The proposed rear extension would be approximately 4m in depth and would cover the full width of the host dwelling. The agent has clarified that an apparent slight overhang shown in plan is due to showing the additional thickness of the external timber cladding proposed. The proposed extension would have a flat roof to a height of approximately 3.2m with a small flat rooflight at one end over the kitchen. Like the proposed dormer, the proposed rear extension would not be immediately visible within the street scene, therefore, whilst the proposal would sit slightly above the eaves line of the host dwelling in terms of overall height, the impact to the street scene would be marginal and the addition would clearly be read as subservient. It is further noted that the proposed dormer and rear extension would be comparable in scale to what would be allowable under Permitted Development and could be comfortably accommodated within the extent of the site.
- 7.7 As mentioned above, the proposed materials for the external walls are a mixture of render to match the host dwelling and vertical tongue and groove cedar cladding, which would be similar in appearance to the timber cladding used across the upper floors of the adjacent No.141. The roof would be in slate to match existing and proposed windows would be in a light grey, again similar to No. 141. Overall the design of the proposal and choice of materials is considered to provide an appropriate visual transition between the rendered bungalow to the south-east and the render and timber clad dwelling to the north-west.
- 7.8 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

- 7.9 To the north-west is No.141 Havant Road, a part single and part two storey detached dwelling that was constructed following a grant of planning permission under APP/14/00636. No.141 has no side facing windows facing the site. There is a south-east oriented high-level rooflight within the single storey element above a study, however the primary window to this room faces the front of the property. The garage forms part of the boundary with No.141 and a Certificate B has been completed in recognition that the eaves of the proposed pitched roof over the garage conversion would fall slightly over the boundary line. The proposed rear extension would end approximately in line with the single storey part of No.141 so that there would be no impact to primary living areas or amenity spaces. The addition of a dormer and marginal increase in ridge height is considered to have a limited impact on the rooflight to the study, considering that the main outlook is to the front. However, the proposed dormer would include two Juliet balconies with glazed balustrades and a condition is therefore recommended to prevent the use of the proposed extension roof as a terrace or balcony in order to prevent undue loss of privacy.
- 7.10 No.137 Havant Road is a detached bungalow to the south-east and has previously been extended at single storey to the side and rear. There is an obscure glazed side facing window within the extension which serves a bathroom. The proposed rear extension would finish well short of the rear extension at No.137 and as such would have no effect

on rear facing windows or private amenity space at that property. The proposed additional roof height would be minor and would not substantially increase the massing of the host dwelling, noting that No.137 has no side facing windows within the original dwelling so that the increase would only be visible from the front garden. It is also noted that whilst the proposed rear extension would be approximately 1m longer 0.35m taller than the extension to be demolished it would also be around half a metre further away from the shared boundary. As such the impact to No.137 is considered to be limited and acceptable. There are no other residential properties immediately adjacent.

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

(iv) Parking provision

- 7.12 The proposal would result in the loss of the existing garage, although since a bedroom would be lost at ground floor due to internal alterations the dwelling would remain a three bedroom property. The agent has provided plans indicating that, following the removal of the existing porch and part of the garage, there would be sufficient space within the gravelled area in front of the property to accommodate two vehicles, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Flood risk

- 7.13 The site is within Future Flood Risk Zones 2 and 3. The agent has submitted a statement indicating that floor levels within the proposed development will be set no lower than existing levels which, for domestic extension purposes, is considered satisfactory in meeting the requirements of Policy CS15.

(vi) Biodiversity Net Gain (BNG)

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

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 **GRANT PERMISSION** for application APP/25/00622 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:

Site and Location Plan 23-068-100 Rev. C
Plans and Elevations Proposed Pitch Change 23-068-102 Rev. I
Email received 11 November 2025 (Cladding Specification)
Email received 28 May 2026 (Flood Mitigation)

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email received 11 November 2025, 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.

- 4 At no time shall the flat roof of the extension hereby approved be used as balcony or roof terrace, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of the amenities of the neighbouring occupiers 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:

- You were updated about issues after the initial site visit.