

DELEGATED OFFICER REPORT

PROPOSAL	The proposed development comprises the refurbishment of the roofs of all six apartment blocks within the site. The works include: Removal of existing roof coverings, Installation of a modern high-performance felt roofing system, Installation of upgraded thermal insulation, Raising of existing parapet walls by approximately 200mm.
LOCATION:	Mark Anthony Court Estate, Hollow Lane, Hayling Island, PO11 0AE.
REFERENCE NO:	APP/26/00227
APPLICANT:	C/O Cosgroves Block Management
APPLICATION TYPE:	Full Planning Permission
CONSULTATION EXPIRY DATE:	27/05/2026
APPLICATION EXPIRY DATE:	12/06/2026 (EOT Agreed 10/07/2026)
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises the residential estate known as Mark Anthony Court, which is located between Hollow Lane to the north, Beach Road to the west and Westfield Avenue to the south on Hayling Island. The development consists of six three-storey apartment blocks arranged around shared circulation spaces and landscaped areas, containing grassed lawns, mature trees and foliage. There is one large mature tree within the site, which is protected under TPO 0609. Associated garage parking is provided to the eastern rear of the site. It has red brick and brown tiled panels on the walls, with a felt flat roof with white uPVC fenestrations and balconies and white uPVC eaves. The site is level, which is close to the southern coast of Hayling Island, with vehicular access to the garages off Hollow Lane to the north. The site is generally enclosed with brick walling of various heights from 1m to 2m, to the south and part west is an approximately 1m high wall but is topped by a tall conifer hedging, and to the north is an approximately 1.5 high wall with pieced concrete blockwork.
- 1.2 The surrounding area is predominantly residential in character, containing a mixture of detached and semi-detached houses, maisonettes and small apartment buildings, with a mixture of periods, different styles and design. Although the buildings on site are not listed or within a conservation area, however, there is a listed building at 15 Hollow Lane of Grade II value, but this is over 50m away to the east of the buildings on site.

2. Planning History

No relevant Planning history on site

3. **Proposal**

The proposed development comprises the refurbishment of the roofs of all six apartment blocks within the site. The works include the removal of existing roof coverings, installation of a modern high-performance felt roofing system, installation of upgraded thermal insulation and raising of the existing parapet walls by approximately 200mm.

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
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

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

Havant Borough Local Plan (Allocations) July 2014
AL1 – Presumption in favour of Sustainable Development
DM20 - Historic Assets

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 Wilf Forrow No comments received.
Councillor Paul Gray No comments received.
Jonathan Hulls No comments received.
Arboricultural Officer There is a single Tree Preservation Order (TPO) tree located within the site. Having reviewed the proposed works, I am satisfied that the tree is positioned at a sufficient distance from the development area and will not be adversely affected by the proposal.

The tree is unlikely to be impacted by any direct construction activities, nor will it be affected by the storage of materials, the operation of plant and machinery on site, or vehicle movement and parking associated with the development. On this basis, I have no arboricultural objections to the application.

Officer comment: These comments have been noted in the report below.

Conservation Officer

The only Listed Building/Heritage Asset within this area is Westfield House, but this is at some distance and was considered not to be affected by this proposed development, therefore they have No Objection.

Officer comment: These comments have been noted in the report below.

Building Control

No comments received.

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: 110

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) Tree Protection
- (v) Setting of Listed Building
- (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 This proposed development comprises of the refurbishment of the roofs of all six apartment blocks within the site. The works include the removal of existing roof coverings, installation of a modern high-performance felt roofing system, installation of upgraded thermal insulation and raising of the existing parapet walls by approximately 200mm. The existing roofing system consists of traditional felt coverings which are now in poor condition, are leaking and have reached the end of its lifespan. The proposed parapet increase of 200mm is required to accommodate the increase roof build-up associated with new improved insulation layer and to ensure adequate weatherproofing and drainage detailing. No other changes are proposed for these buildings. The proposed improved insulation in the roofing would reduce heat loss, improve energy efficiency and reduce long-term energy consumption, which would be in line with Policy CS16 and supported by Government advice in NPPF.
- 7.4 The proposed raised parapet sections would be constructed using materials that match the colour, texture and appearance of the existing parapets, ensuring that works integrate with those used in the existing buildings. The proposal would minimally increase the height of the existing apartment blocks, however, officers are of the opinion that the proposal would remain subservient to the existing buildings and consider it an acceptable development.
- 7.5 This proposal would result in an increased roof height from existing flat roof however this is considered to be modest noting the setting of the development within the large, landscaped plot. The existing streetscene has been noted whereby there is an existing variation in regard to the property heights and designs within the road. The proposal is therefore not deemed to be out of keeping with the surrounding area, which would be considered acceptable in visual terms within the existing streetscene.
- 7.6 The design and appearance of the raised parapets and replacement flat roofing is deemed appropriate in context to the main building, along with the improved insulation value of the replaced roofing system, is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and the NPPF. Furthermore, 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

- 7.7 The proposal site and host buildings are large in size and cover a considerable area between Hollow Lane to the north, Beach Road to the west, Westfield Avenue to the south and Old Timbers (Close). These apartment buildings sit within their own landscaped gardens but with parking and garages to the eastern rear of the site. To the east would be located the only shared boundaries with the neighbouring residential properties at No.6 Hollow Lane and No.s 2 to 6 Old Timbers. All these neighbouring properties either back on or are side on to the site's approximately 2.0m high boundary walling or 2.5m high garage block back walls. Along with mature planted rear gardens of these neighbouring properties and a distance across the rear parking area and access from the apartment blocks, the impact from replacing and raising the roofing by 200mm would be considered nominal. Furthermore, due to the modest amount of the increase to the existing height of these flat roofs of the proposal, there would be little perception of the development being overbearing to No.6 Hollow Lane and No.s 2 to 6 Old Timbers than already exists on site and consider it to be an acceptable addition.

- 7.8 Other residential properties face the apartment blocks, particularly on Hollow Lane, Beach Road and Westfield Avenue. However, they are separated from the site by the highway and are not directly adjacent to its boundaries. As the proposal only involves replacing the roof covering and raising the roof height by 200mm, with no new fenestration or additional structures, any impact on light or residential amenity would be negligible. No letters of objection have been received.
- 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) Tree Protection

- 7.10 Within the existing grounds of these apartment blocks, contains a mature tree that is protected under TPO No. 0609. As part of this application, a Tree Protection Statement was submitted by Mr T. Peters from ATP Architectural Design. This states that "*The TPO is located to the western boundary on a soft landscaped area and not within any areas that will be used for vehicular movements, deliveries or storage of materials*". Also, that "*No scaffolding will be erected near the TPO tree as will be isolated to around the apartment blocks only, the nearest block is approximately 17m away from the tree*".
- 7.11 Further to this the Arboricultural Officer was consulted and is satisfied that the tree is positioned at a sufficient distance from the development area and will not be adversely affected by the proposal or by affected by the storage of materials, the operation of plant and machinery on site, or vehicle movement and parking associated with the development. In this instance they have no objection to the proposal
- 7.12 Consequently, the impact to this TPO tree is considered to be limited and acceptable, thereby is in accordance with Policy CS11 and DM8 of the HBLP (Core Strategy).

(v) Setting of Listed Building

- 7.13 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- 7.14 Located over 50m to the east of the site, stands a period dwelling, named the 'Westfield House', which has been designated as a Grade II listed building. This 2-storey house is of 18th to 19th century in origin, which stands within its good sized and mature planted garden plot.
- 7.15 With regards to the above, Conservation Team were consulted. They commented that due to the distance from these apartment blocks to the Listed Building (over 50m), they were of the opinion the proposal would have negligible harm on the listed building. They conclude that the proposal would not result in harm to the significance of the listed building.
- 7.16 Consequently, it is considered not to cause significant impact to the character and setting of the neighbouring listed building. No heritage assets or fabric would be harmed by this proposal, which would be in accordance with Policies CS11 of the HBLP (Core Strategy and DM20 of the HBLP (Allocations) and be considered to meet the tests set out in Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act

1990 ("1990 Act"), as well as being compliant with the relevant policies in the NPPF and adopted Local Plan.

(vi) Biodiversity Net Gain (BNG)

- 7.17 It is noted that this application meets the de minimis exemption requirements relating to Biodiversity Net Gain.

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 appearance and design of the existing apartment block, on the amenity of neighbouring occupiers, no heritage assets or fabric would be harmed by this proposal and no impact upon protected trees. The proposal would therefore meet the requirements of Policies CS11, CS16, DM8 of the Havant Borough Local Plan (Core Strategy) March 2011 and Policies AL1 and DM20 Havant Borough Local Plan (Allocations) July 2014.

9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00227 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 Plan PP-14793260v1
Block Plan 26486-100-PL
Existing and Proposed Elevations 26486-200-PL
Existing and Proposed Roof Plan 26486-101-PL

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.