DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	First floor side extension with front dormer and new pitched roofs to replace existing flat roofs.
LOCATION:	25 St Aubins Park, Hayling Island, PO11 0HQ
REFERENCE NO:	APP/26/00202
APPLICANT:	Mr Barlow
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	21/05/2026 (Agreed extension of time until 10/07/2026)
WARD:	Hayling West
Recommendation: GRANT PERMISSION	

1. Site Description

1.1 The application site comprises of a two storey dwelling located on Hayling Island. The application site features a front and rear garden with parking provided by an attached double garage and to the front of the garage. The property's materials feature brickwork and tilework for the external walls and brown concrete tiles for the roof. The property is in an urban and residential area, with the character of the street featuring a mix of designs with traditional style materials.

2. Planning History

No recent relevant planning history.

3. Proposal

3.1 First floor side extension with front dormer and new pitched roofs to replace existing flat roofs. There is also noted to be 1No proposed rooflight on the front elevation, however the agent has confirmed this would be 15 centimetres or less which would make it permitted development and therefore is not discussed further in the report.

Officer comment: The application's description has been changed during the application process to better reflect the proposal. The agent has amended the first floor element to ensure a more cohesive design and has removed the front extension element of the works from the proposal.

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

Havant Borough Local Plan (Allocations) July 2014
AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Councillor Paul Gray	No comments received
Councillor Jonathan Hulls	No comments received
Councillor Wilf Forrow	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: 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)

(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

First Floor side extension

7.3 The proposal features a first floor side extension to be located over the existing garage, It has been amended during the application process in combination with the proposed dormer to ensure a cohesive design with reference to the existing dwelling. Whilst it is not set down from the existing eaves or ridge line, or featuring a noticeable set back from the front elevation as the Havant Borough Council Design Guide SPD desires, it would be of a modest size of the dwelling and is considered to be a cohesive design and is not considered to harm the visual amenities of the streetscene or the character of the dwelling and is considered to be acceptable.

7.4 It has been considered important to assess the impact of terracing, Whilst the first floor element would not be 2 metres away from the boundary as the Havant Borough Council Design Guide SPD desires it would feature an approximate 2.4 metre separation distance to No.26's southeastern elevation. Officers note that there is not a set pattern of development on St Aubins Park, and do not consider it out of keeping with other two storey separation distances between properties on the streetscene and consider the proposal to be acceptable in this regard.

Front dormer

7.5 Officers note that whilst the front dormer features a pitched roof, it would not accord with the Havant Borough Council Design Guide SPD which states "*Dormers should not dominate the roof or the existing building. To help avoid this they should be the same size or preferably smaller than the windows below. Generally the dormers should have pitched roofs, with slopes in keeping with the existing roof*". However officers do note that Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 states developments should "*Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors*". The amended front dormer is considered to closely replicate the existing front gable of the property with regards to its scale and fenestration, and would further feature tilework in keeping with the gable, and moreover would be set down from the ridge line. With regards to this, the proposal is considered to have an acceptable impact upon visual amenities.

Pitched roofs over existing flat roofs

7.6 The proposed pitched roofs over the existing garage and WC, are considered an improvement with regards to visual amenities and are considered as acceptable.

7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is considered to improve the property and provide a more cohesive design, therefore it is 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) <u>Effect on neighbouring properties</u>

7.8 The proposal is considered to acceptably impact properties to the front and rear of the application site. The proposed pitched roof over the wc is considered to have minimal impacts upon No.24 and it is noted the primary impacts would be upon a non glazed garage door and driveway space.

No.26 St Aubins Park

7.9 The pitched roof over the WC would have no impact upon this property and is considered as acceptable. It has been considered important to assess the impact of the pitched roof over the existing garage and the first floor side extension and front dormer. These elements of the proposal would have minimal impacts upon the front and rear elevations which is considered as acceptable. There is noted to be 1No side window serving a habitable room on No.26's southeastern elevation, whilst this window would be significantly overshadowed as a result of the proposal, this window is secondary to the dwelling and it is noted there are much larger French doors to the rear which would be minimally impacted as a result of the proposal, whilst the secondary window would be significantly overshadowed on balance, owing to the secondary nature of the window, and that the rear French doors would continue to provide adequate light to this room, officers consider that there would be an acceptable impact upon this property.

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)

7.11 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 on balance would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to **Approve with Conditions** for application APP/26/00202

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:

   Drawing Number: L01: Location Plan: Uploaded 26/03/2026

   Drawing Number: A101: Existing Plans: Uploaded 07/04/2026

   Drawing Number: A102 Rev A: Proposed Plans: Uploaded 26/06/2026

   Drawing Number: B01 REVA: Amended Block Plan: Uploaded 26/06/2026

   Email by June Grinstead named: Agent confirmation of rooflight height: Uploaded 07/07/2026

   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.

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:

   You were updated about issues after the initial site visit,