

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Proposed orangery to side elevation
LOCATION:	153 Southwood Road, Hayling Island, PO11 9PY
REFERENCE NO:	APP/26/00304
APPLICANT:	Mr and Mrs Marchant
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	14/07/2026
WARD:	Hayling East
Summary Recommendation: Approve with Conditions	

1. Site Description

- 1.1 The application site comprises of a bungalow located in Hayling Island which is set back from Southwood Road and accessed by a driveway. The property features parking to the front and gardens to the side of the dwelling. The property is noted to be at a raised level of approximately 1 metre above ground level. The property's materials feature brickwork for the external walls and brown concrete tiles for the roof. The application site is in an urban and residential area, with the streetscene featuring a mix of developments.

2. Planning History

Relevant planning history:

0/15001/004 - Demolition of existing building & construction of 2\1, storey building comprising three no. one bedroom and three no. two bedroom dwelling units – Approved 18 January 2002

89/51010/1 - Block of six 1-bedroomed flats and one 2-bedroomed flat – Refused 11 January 1990

91/51010/2 - Block of six 1-bedroom flats and one 2-bedroom flat approval of reserved matters for Planning Permission 88/51010 - Approved 11th February 1992.

30568 - Conversion of 2 no. self-contained flats into 4 no. one-bedroomed flats with block of garages and utility room – Approved 15th September 1982

APP/16/00098 - Proposed construction of one pair of 3 bed, semi-detached houses and 2 No. two bed bungalows with access from Southwood Road – Refused 24/03/2016

88_51010 - OUTLINE PERMISSION for six one-bedroom flats and one two-bedroom flat (following demolition of existing dwellings and garages) - 153 Southwood Road, Hayling Island – Approved 30th June 1988

APP/13/00553 - Construction of one pair of 3 bed semi-detached houses and 1 No. 2 bed bungalow with access from Southwood Road (approved 27.09.2013). Request to Discharge Condition Nos. 2, 4, 6, 7, 9 and 11 (11.05.2016) – Approved 27/09/2013

07171016/000 - Demolish existing bungalow, erect 12No. self contained flats – Refused 20th August 2007

3. Proposal

3.1 Proposed orangery to side elevation

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

CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

CS15 Flood and Erosion Risk

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 Netty Shepherd	No comments received
Councillor Michael Rennie	No comments received
Councillor Mark Coates	No comments received
HBIC	Within 50m: Notable and Protected Species: Sandwich Tern, Shore Lark: Officer comment: See section 7 where this is assessed.

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: 11

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) Ecology
- (vi) Flood Risk

(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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the extension would be appropriate and subservient to the host dwelling and wider plot.

Whilst it would reduce the amount of amenity space on site, sufficient private amenity space would remain, and the development would not appear cramped or out of keeping with the application site.

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, and this will be conditioned.

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB).

No.

- 7.6 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) 2011. 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 Regarding overshadowing and overbearing concerns, the proposal would feature a minimum approximate 3.8 metre separation distance from neighbouring properties, ensuring that these impacts would be limited and acceptable.
- 7.8 Regarding overlooking concerns, it has been considered important to assess these impacts due to the raised levels of the site. It is noted that the ground floor of the application site is raised approximately 1 metre above the adjacent ground level. Whilst it is noted that the proposal would part replace an existing patio which does not feature any screening, the patio does not appear to feature furniture on it, and would be replaced by a permanent structure which would be more likely to be used. With the original superseded elevation plans it was considered that the existing levels of overlooking would be worsened and would be intrusive for No. 149 Southwood Road's rear garden space to the western side of the application site, and No.18 Wheatland Avenue's (to the rear of the application site) rear garden and windows. The agent has amended the plans in order for the rear door to be obscure and for the rest of the side and rear fenestration to be obscurely glazed above 1.4 metres above finished floor level. This has been considered to reduce the most intrusive views that would occur of these properties when standing, and is not considered to worsen levels of overlooking towards these properties, on balance this is considered acceptable. With regards to No. 151 Southwood Road to the front of the application site, on balance views are considered to be comparable to the existing levels of overlooking provided by the front elevation and this is not considered to be so severe to warrant the refusal of this planning application.
- 7.9 Consequently, on balance, 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)

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

(v) Ecology

- 7.11 The application site is located within 50 metres of notable and protected species: Sandwich Tern, Shore Lark. However, with regards to the minor domestic scale of the extension it is considered unlikely the proposal would unacceptably impact these protected bird species.

(vi) Flood risk

- 7.12 Due to the site being located in Flood Zone 2 and a future Flood Zone 3 tidal extent in 2122 a Flood Risk Assessment has been provided. The Flood Risk assessment form is considered acceptable, and the proposal is considered to accord with Policy CS15 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/26/00304

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:

Amended proposed floor plans and elevations: Uploaded 3rd July 2026

Flood Risk Assessment: Uploaded 21st May 2026

Existing Floor Plan and Elevations: Uploaded 6th May 2026

Location Map: Uploaded 6th May 2026

Block Plan: Uploaded 6th May 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.

4. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the orangery hereby permitted the windows in the ground floor on the western and rear elevation shall at a height of 1.4m above finished floor level and above, be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall be fixed and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the orangery hereby permitted the door in the ground floor on the rear elevation shall feature textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and shall be retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.