

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Rear extension to gym in rear single storey out building
LOCATION:	6 Lime Grove, Hayling Island, PO11 0HS
REFERENCE NO:	APP/26/00343
APPLICANT:	Mr David Cox
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	13/07/2026 (Agreed extension of time to 17/07/2026)
WARD:	Hayling West
SUMMARY RECOMMENDATION: Approve with Conditions	

1. Site Description

- 1.1 The application site comprises of a detached chalet style bungalow located in Hayling Island. The property features a crown roof and a front and side dormer. Parking is to the front and side of the property, with a garden to the rear. The garden features a generously sized outbuilding serving a garage, office, WC and gym, which is proposed to be extended under this proposal. The property features tilework and brickwork for the external walls.
- 1.2 The property is in an urban area, with the character of the street featuring a mix of chalet bungalows in evidence.
- 1.3 A footpath traverse the site to the rear from south to north, with playing fields to the north west.

2. Planning History

No recent relevant planning history to this proposal.

3. Proposal

- 3.1 Rear extension to gym in rear single storey out building

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 Coastal Erosion)
 DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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 Jonathan Hulls	No comments received
Councillor Wilf Farrow	No comments received
Councillor Paul Gray	No comments received
Arboriculturalist/Tree Officer	<p>I raise no objection to this application and if permitted please add the following condition:</p> <p>The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Kim Gifford. Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.</p> <p>Officer comment: A pre-commencement condition has been agreed with the agent and forms part of the decision for this planning application.</p>
Coastal Team	<p>The site is located entirely within the Environment Agency's present day Flood Zones 2 and 3 and is therefore at risk from a 1:200 year (0.5% annual probability) extreme tidal flood event. Severity of flood risk is likely to increase with time due to the effects of climate change.</p> <p>The proposed development does not increase the provision of sleeping accommodation at the property or</p>

	<p>increase the likely occupancy of the property.</p> <p>The applicant has provided a Flood Risk Assessment (FRA) in the form of the Environment Agency's 'Household and minor extensions in Flood Zones 2 and 3' standing advice. It states that the floor levels will be set no lower than existing, and flood proofing has been incorporated where appropriate. However, it does not confirm any specific details about what flood proofing will be incorporated.</p> <p>The proposed mitigation measures may be considered proportionate to managing the risk at the site, given the proposed use as a gym. No objection arises from Coastal Partners given the particular use as a gym, but the LPA is advised that they must make their own determination as to whether they consider the development to be safe, given the location of the site in FZ3. If the LPA is minded to grant planning permission, it is recommended that mitigation measures are secured by condition.</p> <p>It is also recommended that the occupants of the dwelling at the site and users of the gym sign up to the Environment Agency's Flood Warning Service.</p> <p>End Note: Coastal Partners makes comments only on flood risk in relation to tidal flooding, and it is for the LPA to consider all other forms of flood risk as required by the NPPF and PPG. Equally, it is for the LPA to satisfy themselves that any NPPF / PPG / local policy requirements for passing the sequential and exception tests have been met for all forms of flooding, including tidal risk.</p> <p>Officer comment: Further mitigations have been requested and provided during the application process, and is addressed in section 7 of the report.</p>
Langstone Harbour Board	No comments received
County Countryside Access Team	No comments received
Open Space Society	No comments received
HBIC	Within 50m: Wader and Brent Goose Strategy: Solent Wader and Brent Goose

	Strategy Sites, H31A: Officer comment: This is assessed in section 7 of the report.
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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: 1.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Site Notice	17/06/2026	09/07/2026	Is advertised in the public interest

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) Arboriculture
- (vi) Ecology
- (vii) 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 The existing outbuilding, which is in a pitched gable roof design, has an eaves height of approximately 2.5 metres and a ridge height of approximately 4.35 metres. The existing outbuilding has a width of approximately 5.5 metres and a depth of approximately 14.2 metres. Following the extension works to the outbuilding, it would have a proposed approximate 21.4 metre depth and would not increase in width and the extension to the outbuilding to the rear would follow the same design and materials.

7.4 Regarding the amenity space within the plot, it was ascertained during the site visit that the proposed gym extension would not make the site feel overdeveloped,

as the proposed works would not bring the existing outbuilding closer to the main property, and would leave the host property with sufficient amenity space owing to that the site features a generously sized garden at present.

- 7.5 In terms of its impact on the wider area, the extension to the outbuilding, is to the rear of this building. Therefore, the proposal would be screened by the outbuilding from Lime Grove and residential amenity to the south east. To the rear of the site is a tree-lined footpath and playing fields. Views of the proposal from the footpath would be limited by the existing vegetation and trees, and it would not encroach upon, or result in harm to, the amenity of walkers. The plot is considered to be left with sufficient amenity space if permission is forthcoming, and the scale of the resultant building on balance is considered to remain subservient to the host dwelling as it would be smaller in height, and feature a single-storey nature
- 7.6 The design and appearance of the proposal is on balance 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 Properties to the front of the application site are considered to be acceptably impacted by the works, to the rear of the application site are fields which are also considered to be acceptably impacted by the works. No.7 Lime Grove is also considered to be acceptably impacted by the works owing to the separation distance of the outbuilding to the curtilage of No.7 and that the proposal is single storey.

No.5 Lime Grove

- 7.8 Regarding overlooking concerns, it is noted that there would be 1No window and 2No rooflights on the southwestern elevation to serve the extension of the outbuilding. The 1No window would face the rear garden of No.6 which is considered acceptable. The 2No rooflights would be high level and would not provide views of neighbouring properties which is also considered as acceptable. Regarding these considerations, overlooking concerns are considered as acceptable. Regarding overshadowing and overbearing concerns, It is noted that the building would project to most of the side of No.5's rear garden, however it is noted that the garden is presently well shielded by trees on the boundary, and that No.5 features a generously sized rear garden, whilst there would be a limited impact upon No.5' rear garden, it is not considered so severe to warrant the refusal of this planning application.
- 7.9 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) 2011. 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) Arboriculture

- 7.11 The agent has provided an Arboricultural Implications Assessment and Method Statements and Tree Protection Plan for this application. The Council's Arboriculturist was consulted and stated "..., I raise no objection to this application and if permitted please add the following condition:

The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Kim Gifford.

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework."

- 7.12 This has been agreed as a pre-commencement condition, and the proposal in light of this is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vi) Ecology

- 7.13 The application site is located within 50 metres of Wader and Brent Goose Strategy: Solent Wader and Brent Goose Strategy Sites, H31A. However, with regards to the domestic scale of the proposed extension to the outbuilding, it is not considered likely that there would be an unacceptable impact towards this protected site. With regards to this, the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vii) Flood risk

- 7.14 Due to the application site being located in Flood Zone 3 Future Tidal 2122, a Flood Risk Assessment form was required during the application process. Havant Borough Council's Coastal Partners team was consulted during the application process and requested further measures to mitigate flood risk. The Flood Risk Assessment form states that floor levels within the proposed development will be set no lower than existing levels, and that flood proofing of the proposed development has been incorporated where appropriate. The agent, in an email uploaded on 13/07/2026, stated: *"The construction will be brick and block with solid beam and block concrete floors with encapsulated insulation under screed. Floor levels will be no lower than existing. Electrics will be run round at ceiling level and dropped to plugs and light switches minimum 600mm above finished floor level"*. These measures are considered to be acceptable. No other flood risk has been identified. The proposal is therefore 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 on balance appropriate in terms of design and its impact on the character of the area, would have a limited and acceptable impact on neighbouring properties, and is acceptable in respect of flood risk. 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/26/00343

Conditions (per attached list)

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 Ian Murray named: Agent email stating further flood measures: Uploaded 13/07/2026

Drawing Number: A106: Existing North and East Site Sections: Uploaded 18/05/2026

Drawing Number: A105: Existing Site Views: Uploaded 18/05/2026

Drawing Number: A101: Existing Location, Site and Roof Plans: Uploaded 18/05/2026

Drawing Number: A102: Existing Garage / Office Elevation and Floor Plans: Uploaded 18/05/2026

Tree Protection Plan: Uploaded 18/05/2026

Drawing Number: V3 A116: Proposed North South and East West Site Section Plans: Uploaded 18/05/2026

Flood Risk assessment: Uploaded 18/05/2026

Design and Access Statement: Uploaded 18/05/2026

Drawing Number: A104 :Existing East and North Elevations: Uploaded 18/05/2026

Drawing Number: V3 A114 :Proposed Context Elevations 2: Uploaded 18/05/2026

Drawing Number: A107: Existing Site Overviews: 18 May 2026

Drawing Number:A103 :Existing Context Elevations 1: Uploaded 18/05/2026

Arboricultural Implications Assessment and Method Statements: Uploaded 18/05/2026

Drawing Number: V3 A113 :Proposed South and West Elevations: Uploaded 18/05/2026

Drawing Number: V3 A117 :Proposed Site Overviews: Uploaded 18/05/2026

Drawing Number: V3 A115 :Proposed Site Views: Uploaded 18/05/2026

Drawing Number: V3 A112 :Proposed Gym Elevations and Floor Plans: Uploaded 18/05/2026

Drawing Number: V3 A111 :Proposed Location Site and Roof Plans: Uploaded 18/05/2026

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. Prior to commencement of development, the arboricultural operations, maintenance and measures stated to be prior to the works within the Arboricultural Implications Assessment and Method Statements: Uploaded 18 May 2026, shall be undertaken. The subsequent measures proposed under the Arboricultural Implications Assessment and Method Statements: Uploaded 18 May 2026, shall be undertaken during the works. Evidence of such measures shall be submitted to the Local Planning Authority prior to site occupancy for construction starting. Furthermore, no construction-related access is allowed within the Radial Root Protection Zone of the tree. In addition, no materials storage, welfare facilities, or construction activities such as e.g. cement mixing etc are to occur near the root protection area of the tree, or where there is any risk of spillage or run-off towards the tree and its Radial Root Protection Zone.

Reason: To ensure that trees to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity. This condition is a pre-commencement condition due to the importance of tree protection in the borough having due regard to policies DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

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.