

**Havant Borough Council**  
**Heritage Consultation Response**

**Date – 12/8/2026**

**Officer – Rachael McMurray, Principal Heritage Officer**

**Application – APP/26/00393**

**Site Address – 348 Sea Front, Hayling Island**

**Proposal**

Front dormer extension with balcony and rear dormer

**Heritage Assets Affected**

The site is within the Coastguards Conservation Area. This is designated for its historical significance in connection with the former lifeguard association in the mid C19.

The application site comprises a mid-terraced, two-storey property finished white painted render with a small front facing dormer window. The terrace is known as ‘Seaview Terrace’, and was built in 1825 by the then Duke of Norfolk. The terrace which is identified in the CA appraisal as follows:

*‘This isolated terraced is the most distinctive and obvious feature of the Conservation Area. The regular arrangement of the fenestration, the parapet which runs along the whole length of the building and its white painted and rendered façade contribute to its uniform appearance, which is only slightly marred by the variety of attic window styles’.*

**Legislation**

When assessing the proposal, the following legislation and policy context is taken in consideration.

**Planning (Listed Building and Conservation Areas) Act 1990**

Regard must be had under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

**National Planning Policy Framework (revised December 2024)**

Relevant policy considerations also include Section 16 of the National Planning Policy Framework (2024), particularly paragraphs 212, 213, 215 and 216, alongside Policies CS11.4 and CS16 of the Havant Borough Core Strategy and Policy DM20 of the Havant Borough Allocations Plan.

## **Assessment**

### Significance

The application site comprises a residential, terraced property, constructed in a traditional style, located within the Coastguards Conservation Area, the significance of which is outline above.

### Impact of the proposal

The proposal is for the construction of a dormer / balcony on the front elevation and a large flat roof dormer on the rear elevation. It is noted that several of the properties have altered the front facing pitched roof dormer, to a larger flat roof structure, including the two immediate neighbours to the application site. Several also have rear facing dormer windows.

The currently proposed scheme has been amended since the pre-app stage in response to concerns raised with the scale of the proposed front dormer. It has been reduced in width so more of the original roof slope is visible and is now of a scale similar to the adjoining neighbours. Whilst a flat roof addition is not ideal for a terraced style property, the terrace has evidently organically developed to include this style of dormer on the front elevation to maximise views of the sea. It is therefore considered that the introduction of this style of dormer would not form an incongruous feature along the terrace and would therefore not result in harm to the significance of the conservation area. Also the existing chimney stack would remain in situ.

The dormer on the rear elevation is also a flat roof design however, this would be highly visible from Sea Front and matches other structures along the rear of the terrace row.

Overall, subject to confirmation of suitable material choices in terms of bricks, tiles, windows, doors etc, it is deemed that the proposals would not result in harm to the Coastguards Conservation Area.

## **Conclusion**

The proposal would preserve the significance of the Coastguards CA, thus being in accordance with the duty under Sections 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposal is consistent with the aims of the NPPF in conserving heritage assets, and with Policies CS11, CS16 and DM20 of the Havant Borough Local Plan.

**NO OBJECTION** subject to the inclusion of a condition requiring details and / or physical samples of all new materials (including balcony screening) to be submitted and agreed by the LPA, prior to use.