

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Front dormer extension with balcony and rear dormer
LOCATION:	348 Sea Front, Hayling Island, PO11 0BA
REFERENCE NO:	APP/26/00393
APPLICANT:	Mr & Mrs Cutting
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	28/07/2026 (Agreed extension of time until 18/08/2026)
WARD:	Hayling West
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 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'.

2. Planning History

No planning history

3. Proposal

- 3.1 Front dormer extension with balcony and rear dormer

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)

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

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: Not applicable

Conservation Area: Coastguards

5. Statutory and Non Statutory Consultations

Conservation Officer	<p>Proposal Front dormer extension with balcony and rear dormer</p> <p>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.</p> <p>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'.</p> <p>Legislation When assessing the proposal, the following legislation and policy context is taken in consideration.</p> <p>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</p>
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	<p>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.</p> <p>National Planning Policy Framework (revised December 2024)</p> <p>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.</p> <p>Assessment</p> <p>Significance</p> <p>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.</p> <p>Impact of the proposal</p> <p>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.</p> <p>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</p>
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	<p>not result in harm to the significance of the conservation area. Also the existing chimney stack would remain in situ.</p> <p>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.</p> <p>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.</p> <p>Conclusion</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Officer Note: The recommended condition was not agreed by the agent, see section 7 for the assessment of this. It is also noted that the NPPF 2024 has been superseded by the NPPF 2026 on 17/08/2026 which has been reflected in the report.</p>
Ecologist	No objection.
Councillor Jonathan Hulls	No comments received.
Councillor Wilf Forrow	No comments received.
Councillor Paul Gray	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: 28

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Press Advert		18/06/2026	17/07/2026	Is in conservation area
Site Notice		16/07/2026	06/08/2026	Is in conservation area

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 and impact upon the Coastguards Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Ecology
- (vi) Flood Risk
- (vii) Human Rights Act
- (viii) Equalities and Diversity

(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 and impact upon the Coastguards Conservation Area

7.3 The application site is within the Coastguards Conservation Area.

7.4 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 requires that new development; Responds to, draws inspiration from and respects local context and: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site. Policy CS11 of the of the Havant Borough Local Plan (Core Strategy) 2011 seeks to protect and where appropriate enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas and Listed Buildings.

7.5 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the

character or appearance of Conservation Areas.

- 7.6 Paragraph 1 under HE3: Historic Environment Records on Page 94 of the NPPF 2026 requires Local Planning Authorities to “Assess the significance of heritage assets and the contribution they make to their environment.
- 7.7 The Coastguards Conservation Area is significant for its historical significance in connection with the former lifeguard association in the mid C19. The conservation area appraisal sets out *‘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’*
- 7.8 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.
- 7.9 Whilst a flat roof front dormer addition/balcony 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 not be highly visible from Sea Front and matches other structures along the rear of the terrace row.

Materials

- 7.10 The Council’s Conservation Officer has not objected to the proposed materials but has requested a condition to ensure the stated materials would be of a satisfactory finish. A pre-commencement condition was requested to be agreed by the agent, however, this has not been agreed. In lieu of this, a condition requiring the fenestration and for the balcony railings and screening to be later agreed will be added to the decision notice if permission is forthcoming.
- 7.11 The design and appearance of the proposal is deemed appropriate and would not result in material harm to the visual amenity of the host dwelling and streetscene. Furthermore, the proposal would preserve the character and appearance of the Coastguards Conservation Area. Therefore, there would be no material harm to the significance of this heritage asset. The proposal would therefore accord with Policies CS11 and CS16 of the HBLP (Core Strategy 2011) and Policy DM20 (Allocations Plan 2014). Furthermore, it would accord with the requirements of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990

(iii) Effect on neighbouring properties

- 7.12 There are no residential properties to the front of the dwelling, and to the rear of the dwelling, the rear dormer at its closest point would feature a separation distance of approximately 15 metres of which direct views would be of a residential car park, and would not directly face No.352 Sea Front. In light of this, officers consider the impact to properties to the front and rear of the application site to be acceptable.

No.350 Sea Front

- 7.13 Regarding the proposed front dormer and balcony, the balcony would be enclosed ensuring overlooking concerns are considered as acceptable. There would be 1No side window facing No.350, however this would face the eastern side of No.350's front dormer and would not lead to an unacceptable level of overlooking. Regarding overshadowing and overbearing concerns, whilst there would be an impact towards this front dormer at No.350, owing to that the proposed front dormer and balcony would only modestly protrude beyond No.350's front dormer officers consider that any impacts would be limited and acceptable. Regarding the proposed rear dormer, with consideration to overlooking concerns, there would no side fenestration facing other neighbouring properties which is considered as acceptable. Regarding the rear fenestration (1No window) it would face the terrace's shared parking and access area, and would replicate similar levels of overlooking to the existing rear dormers and is considered to have an acceptable impact. Regarding overshadowing and overbearing concerns, the dormer would not significantly protrude beyond No.350's rear dormer and impacts are considered as limited and acceptable.

No.346 Sea Front

- 7.14 Regarding the proposed front dormer and balcony, the balcony would be enclosed ensuring overlooking concerns are considered as acceptable as views would be south towards the beach and sea. The 1No side window would not face No.346 and would have an acceptable impact towards this property. Regarding overshadowing and overbearing concerns, the front dormer/balcony would feature a similar depth to the front dormer at this property preventing unacceptable impacts. Regarding the proposed rear dormer, with consideration to overlooking concerns, there would no side fenestration facing other neighbouring properties which is considered as acceptable. Regarding the rear fenestration (1No window) it would face the terrace's shared parking and access area, and would replicate similar levels of overlooking to the existing rear dormers and is considered to have an acceptable impact. Regarding overshadowing and overbearing concerns, Whilst the dormer would extend beyond No.346's rear dormer window, this window features a high ridge height and regarding the set off from this dormer window that the proposed rear dormer at No.348 would provide officers consider, that there would be an acceptable impact upon this window.
- 7.15 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)

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

(v) Ecology

- 7.17 Due to extensive works to the roof of the dwelling, the Council's Ecologist has been consulted during the application process regarding bat risk. Regarding this, the Council's Ecologist has not objected to the works, and 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.

(vi) Flood Risk

- 7.18 Due to the application site being part located in Flood Zone 3 Future Tidal 2122 a Flood Risk Assessment was required. An acceptable Flood Risk Assessment form has been received and has been considered as 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.

(vii) Human Rights Act

- 7.19 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

(viii) Equalities and Diversities

- 7.20 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

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/26/00393

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:

Flood Risk Assessment: Uploaded 02/06/2026

Drawing Number: 1035.26.2 PL: Proposed Floor Plans & Elevations: Uploaded 02/06/2026

Design, Access & Heritage Statement: Uploaded 02/06/2026

Location Plan: Uploaded 02/06/2026

Drawing Number: 1035.26.0.pdf: Block Plan: Uploaded 02/06/2026

Drawing Number: 1035.26.1: Existing Floor Plans & Elevations: Uploaded 02/06/2026

Reason: - To ensure provision of a satisfactory development.

3. Notwithstanding any description of materials in the application, no installation of fenestration or balcony railings and screening shall take place until samples or a full specification of the fenestration and balcony railings and screening to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory within the Coastguards Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 (Allocations) 2014 and the National Planning Policy Framework 2026.

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 sought and were provided with pre-application advice,

Your application was acceptable as submitted and no further assistance was required.