

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00345

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Single Storey Rear Extension.

SITE ADDRESS: 207 Havant Road, Hayling Island, PO11 0LG

AGENT DETAILS: Mr Mike Roberts - Roberts + Son

APPLICANT DETAILS: Mr Dominic Roberts

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 21 August 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

207 Havant Road, Hayling Island, is a two-storey detached dwellinghouse constructed with brown brick and flint stone and mortar, with a hung tiled roof. The property benefits from a two-storey rear extension, and rear conservatory style extension. The property is set back approximately 60m from the highway of Havant Road. The rear and side garden is laid to lawn with trees and shrubbery scattered throughout. The frontage is used for the off-road parking of vehicles.

2 Planning History

28874/1 - Two storey extension on south side – 29 March 1985

00/59263/000 - Conservatory to rear – Permit 03 October 2000

APP/25/00090 - Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Use Class E) to Dwellinghouses (Use Class C3). Use of an existing barn for use as 1 No. 3 bedroom detached property. – Withdrawn

APP/26/00126 - Prior notification for single storey development extending 5.8 metres beyond the rear wall of the original dwelling with a maximum height of 2.90 metres and an eaves height of 2.90 metres. – Withdrawn

3 Proposal

Single Storey Rear Extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Archaeology

No comments received

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and offers NO OBJECTION to the proposal. However, given the proximity to a local nature reserve and special area of conservation, the Board's position is based on ensuring that the redevelopment does not give rise to any detrimental impacts on Langstone Harbour or land functionally linked to the Harbour's ecological network, particularly with regard to: -

- disturbance to overwintering SPA bird species,
- pollution pathways during construction, and
- indirect effects on nearby designated sites.

The Board's position is also based on the response from Natural England, from which there should be no objection.

Officer Comment: *The Council's Ecologist has assessed the proposal, including its proximity to land identified within the Solent Waders and Brent Goose Strategy and nearby ecological designations, and has raised no objection. On the basis of that specialist advice, and having regard to the limited scale, siting and nature of the proposed householder development, the Local Planning Authority is satisfied that the proposal would not be likely to give rise to significant effects on designated sites or functionally linked land. It was therefore not considered necessary or proportionate to undertake separate consultation with Natural England.*

Council's Ecologist

I am content that this proposal would not result in significant ecological impacts. The application site is within 100 metres of an area of land used by overwintering bird species and included in the Solent Waders & Brent Goose Strategy as Site H62B, a Low Use site. Given the location of the proposed single-storey extension on the southern elevation of the dwelling, I am content that potential construction impacts from noise and visual disturbance are likely to be minimal and not likely to require specific mitigation measures.

Coastal Team

No comments received

Southern Gas

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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) 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 application proposes the erection of a single-storey flat-roof rear extension. The extension would project approximately 5.8 metres beyond the existing rear elevation and extend across the full width of the dwelling, measuring approximately 11.5 metres in width, with a maximum height of 2.9 metres. Two roof lanterns are proposed within the flat roof to provide natural light to the enlarged accommodation. The external materials would comprise brick and flint to match those of the existing dwelling, ensuring a cohesive appearance. Owing to its location at the rear of the property, the extension would not be readily visible from the public realm. Having regard to its scale, design, materials, and siting, the proposed extension is not considered to result in any harmful impact on the character or appearance of the host dwelling or the wider street scene.

7.4 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). 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

7.5 The proposed extension would be located a minimum distance of approximately 14.5 metres from the rear-facing elevations of the neighbouring properties to the east (Nos. 197–205 Havant Road (odd numbers)). Given this separation distance, it is not considered that the development would appear unduly overbearing or result in any significant loss of light, outlook, or privacy to these neighbouring occupiers. Any impact arising from the proposal is therefore considered to be minimal and acceptable.

7.6 Agricultural fields are located adjacent to the north, south and western boundaries. It is not considered the proposed extension would have a significant harmful impact upon these areas.

7.7 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)

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

(v) Flood Risk

- 7.9 The proposal is accompanied by a Flood Risk Assessment (FRA), which advises:

“The proposed extension has been designed with a finished floor level that matches the existing dwelling, which is approximately 470mm above the adjacent external ground level. Raising the extension above the existing floor level would result in impractical internal level changes, adversely affect accessibility, and necessitate unnecessary alterations to the existing structure.

- 7.10 The FRA also advises that although the proposed floor level provides a reduced freeboard compared with current guidance, this is mitigated through an enhanced package of flood resistance and resilience measures. These include a continuous flood-resistant external envelope, sealed service penetrations, flood-resistant wall and floor construction, demountable flood barriers to the bi-fold doors, positive surface water drainage directed away from the building, resilient internal finishes, and a robust flood warning, evacuation and first-floor refuge strategy.

- 7.11 The FRA goes on to state: *“Matching the existing finished floor level also avoids the creation of internal steps between the existing dwelling and the extension, ensuring safe and convenient access throughout the property.”* Taken together, it is considered that these measures will enhance the building's ability to resist floodwater ingress and facilitate a quicker recovery in the event of flooding, while maintaining the functional and accessible relationship between the existing dwelling and the proposed extension. The proposal is considered to accord with Policy CS15 of the Core Strategy.

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, would have a limited and acceptable impact on the neighbouring properties and would be acceptable in flood risk terms. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00345 subject to the following 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 – Submitted 04 August 2026
Construction Details – Submitted 26 June 2026
Location Plan – Submitted 26 June 2026
Block Plan – Submitted 26 June 2026
Proposed Ground Floor – Submitted 26 June 2026
First Floor Plans – Submitted 26 June 2026
Proposed Roof Plan – Submitted 26 June 2026
Proposed Elevations – Submitted 26 June 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 The development hereby permitted shall be carried out in accordance with the flood resistance and resilience measures set out in the submitted Flood Risk Assessment, received 04 August 2026. The approved measures shall be implemented prior to first use of the extension and shall thereafter be retained and maintained for the lifetime of the development.

Reason: To reduce the risk and impact of flooding to the development and future occupiers, having regard to Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives

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Informative:

In accordance with Policy DM3 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 following receipt of additional information and no further assistance was required.