

DELEGATED OFFICER REPORT

PROPOSAL	First floor extension and alterations to provide wheelchair lift, wheelchair access throughout and carer accommodation; single storey extension; extend roof terrace and provide level thresholds; external spiral staircase; replacement windows and doors; external wall insulation and render.
LOCATION:	2 Wittering Road, Hayling Island, PO11 9SP
REFERENCE NO:	APP/26/00399
APPLICANT:	MR & MRS FOSTER
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	16/07/2026
APPLICATION EXPIRY DATE:	30/07/2026 (Agreed Extension of time to 25th September 2026)
WARD:	Hayling East
CASE OFFICER	Robert Riley
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two-storey flat roof property located on Wittering Road in Hayling Island. To the front of the property is the site's driveway for parking and to the side and rear is garden space, with Chichester Harbour to the rear of the application site. The property features white render for the external walls. It is noted that Hayling Island Sailing Club is accessed from a path to the south of the property.
- 1.2 The property is in an urban and residential area, with the character of the area featuring a very diverse mix of building heights, materials and roof forms.

2. Planning History

90/53121 - First floor front extension – Approved 3rd July 1990

90/53121/2 - Retrospective application to replace land eroded by tidal water and storm water outfall – Approved 15th October 1992

13096 - the erection of one dwelling house off Wittering Road, Sandy Point, Hayling Island – Approved 9th December 1960

HWU/05564/2 – The erection of two houses and garages on plots 1 and 2 off Wittering Road, Hayling Island – Approved 23rd December 1959

33703 – Ground floor extensions to south and east elevations with balcony over “Halekai”, 2 Wittering Road, Hayling Island – Approved 19th August 1986

3. Proposal

First floor extension and alterations to provide wheelchair lift, wheelchair access throughout and carer accommodation; single storey extension; extend roof terrace and provide level thresholds; external spiral staircase; replacement windows and doors; external wall insulation and render.

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 2026, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework, August 2026

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

S3 - Presumption in favour of sustainable development

S4 - Principle of development within settlements

F4: Assessing flood risk for decision-making

F7: Ensuring development is safe from flooding

N4: Protected Landscapes

N2: Improving the natural environment

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design

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

CS12 – Chichester Harbour Area of Outstanding Natural beauty (AONB)

CS15 – Flood and Erosion Risk

DM9 – Development in the Coastal Zone

DM13 - Car and Cycle Parking on Residential Developments

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Chichester Harbour Management Plan (2025-2030)

Planning Principles PP01 – Great Weight for a Nationally Important Landscape

Planning Principles PP03 – Residential & Householder Development

Planning Principles PP05 – Dark Skies & Light Pollution

Planning Principles PP07 – Development near the National Landscape Boundary

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document, July 2017

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Environment Agency	<p>We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.</p> <p>These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice</p> <p>We recommend that you view our standing advice in full before making a decision on this application.</p> <p>Advice to applicant Environmental permit The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:</p> <ul style="list-style-type: none">• on or within 8 metres of a main river (16 metres if tidal)• on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)• on or within 16 metres of a sea defence• involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert• in the floodplain of a main river if the activity could affect flood flow or storage <p>and potential impacts are not controlled by a planning permission For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities</p>
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	<p>environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.</p> <p>The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity. If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.</p> <p>Officer comment: The comment will be added to the decision notice if permission is forthcoming.</p>
Chichester Harbour Conservancy	<p>NO OBJECTION WITH CONDITIONS:-</p> <p>1) Internal blind be fitted to proposed roof light.</p> <p>Conditions are to be read in conjunction with the overall recommendation and should not be separated.</p> <p>Reasoned Justification</p> <p>It is a shame that the application doesn't include a National Landscape statement, given the prominent location of the dwelling fronting onto the Harbour and directly adjacent to the Chichester Harbour National Landscape. That said, the proposed alterations are considered to be an improvement over the existing building (in particular the superior parapet roof) with the increase in bulk resulting from the first-floor extension being set back behind the most prominent part of the building in landscape terms, reasonably well shielded from view from the wider National Landscape to the east.</p> <p>No objection is therefore raised, but we would ask for a suitable condition to require that an</p>

	<p>internal blind be fitted to the proposed new roof light, to avoid upwards light spill into the Dark Skies of the Chichester Harbour National Landscape.</p> <p>Officer comment: the internal blind condition has not been considered as expedient to condition as part of this application if permission is forthcoming, however the agent has said that internal blinds would be fitted.</p>
Councillor Netty Shepherd	No comments received.
Councillor Michael Rennie	No comments received.
Councillor Mark Coates	No comments received.
HBIC	<p>Within 50m: Notable and Protected Species: English Scurvygrass, Sand Cat's-tail, Annual Beard-grass.</p> <p>Officer comment: see section 7 where this is assessed.</p>

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.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 6

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) Impact upon the character and appearance of the area and impact upon the Chichester Harbour National Landscape
- (iii) Impact upon residential amenity
- (iv) Highways/parking provision
- (v) Flood risk
- (vi) Ecology and Biodiversity Net Gain (BNG)
- (vii) Human Rights Act
- (viii) Equalities and Diversities

(i) Principle of Development

- 7.2 The application site is located within the defined urban area, i.e. within a 'Settlement' for the purposes of the National Planning Policy Framework (NPPF), August 2026, where further development is considered acceptable in principle, subject to consideration of detailed development management criteria.

(ii) Impact upon the character and appearance of the area and impact upon the Chichester Harbour National Landscape

Impact upon the character and appearance of the area

- 7.3 The proposed level threshold alterations, first floor rooflight new white render and replacement windows, external wall insulation, replacement doors and wheelchair access throughout the property, are considered to have an acceptable impact upon visual amenities.

First floor alterations/ extension

- 7.4 The proposal would extend the property at first floor level over the existing flat roof, this extension would feature a flat roof. Whilst flat roof first floor extensions are ordinarily discouraged by the Havant Borough Design SPD, the property is a flat roof property and the surrounding street scene features numerous flat roofed properties and the extension is considered to be a subservient addition to the property and to the plot. The Havant Borough Design Guide SPD states front extensions should “ *not protrude too far forward from the main building, or be prominent in the street and should respect the common building line*”. It is noted that the first floor front extension would not extend beyond the existing footprint (though it is noted the front elevation is only single storey at its frontmost point at present) and would respect the building line between Nos 2 and 4 Wittering Road, with regards to this, the proposal is considered to acceptably impact building lines and the first floor extension is considered as acceptable.

Extended roof terrace and external staircase

- 7.5 Whilst the roof terrace would be of a reasonable scale, it is noted that the nearby street scene, features numerous large terraces/ balconies and this element of the works is considered to have an acceptable impact upon visual amenities. The proposed external staircase, is considered to have an acceptable impact regarding visual amenities.

Ground floor works

- 7.6 The proposal would extend the property to the front/side to replace an existing carport, this extension would be similar in scale to the proposed carport and is considered to be of a higher quality than the carport that it would replace, it would furthermore, respect the established building line between Nos 2 and 4 Wittering Road, with regards to this, the proposed single storey extension is considered to have an acceptable impact upon visual amenities.

Materials

- 7.7 The works would feature white render for the external walls, aluminium windows

and flat roof construction for the roofs which are considered as acceptable with reference to the diverse street scene.

Impact upon the Chichester Harbour National Landscape

- 7.8 The application site is within the Chichester Harbour National Landscape (formerly known as Area of Outstanding Natural Beauty). The special qualities of the National Landscape (as defined in the Chichester Harbour AONB Management Plan) include; *'The particularly strong historic character and associations' and 'The picturesque harbourside settlements.'*
- 7.9 The Chichester Harbour Conservancy considered the works to be an improvement to the existing dwelling. They recommended an internal blind condition be added to the decision notice if permission is forthcoming, this has not been considered expedient to add to the decision notice if permission is forthcoming, and moreover the agent has said internal blinds would be fitted. With regards to this, the Proposal is considered to conserve and improve the special qualities of the National Landscape (AONB).
- 7.10 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 street scene. Furthermore, the proposal would conserve the special characteristics of the National Landscape (AONB). The proposal would therefore accord with Policies CS12 and CS16 of the HBLP and the requirements of the NPPF 2026.

(iii) Impact upon residential amenity

- 7.11 The proposed altered level thresholds, replacement windows and doors, render, internal wheelchair accessibility alterations, wall insulation and first floor rooflight would have an acceptable impact upon neighbouring properties.

First floor front extension

- 7.12 The extension would be in proximity to No.4 single storey side "extension" and would impact 1 No small window, this would not appear to impact a habitable room, and impacts are considered as acceptable, it is noted that No.4 under APP/25/00501 has permission for extensions to all elevations (though this would appear to not have been started), whilst there would be side windows facing No.2, the proposed fenestration of the southern elevation would be acceptably impacted as all habitable rooms would feature ample fenestration either at its front or rear elevations and with regards to this the proposal would acceptably impact No.4 if these works are to be undertaken. There would be 1 No front window however this would be at a high level (1.7 metres from finished floor level) which will be conditioned if permission is forthcoming and is considered as acceptable.

Extended Roof terrace and spiral staircase

- 7.13 The roof terrace would be extended to the eastern and southern side of the terrace. The eastern extension to the terrace would not materially increase overlooking of No.4, compared to the existing northern elevation side window and terrace and is considered to have an acceptable impact. The extended terrace to the southern elevation whilst would increase the levels of overlooking of Nos 58 and 60 Bracklesham Road, at present No.2 Wittering

Road and these properties have a significant level of mutual overlooking due to the angles of the properties, generous levels of front fenestration and lack of screening on balconies. Whilst officers note that there would be an increase of overlooking of these properties, it is not considered to be severe with reference to the existing levels of overlooking to justify the refusal of this planning application.

Ground floor works

- 7.14 The single storey element would feature a sufficient separation distance from neighbouring properties to prevent unacceptable overshadowing and overbearing impacts. There would be fenestration however this would face boundary treatment and would have minimal impacts.
- 7.15 Consequently, it is considered that the proposal would 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) Highways/parking provision

- 7.16 The application would reduce parking on the application, however, on the officer's site visit to the application site it was noted that the application site can readily provide more than 3 cars on the site's driveway and the proposal is considered to accord with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered as acceptable in this regard.

(v) Flood risk

- 7.17 Due to part of the application site being located in Flood Zone 3, a Flood Risk Assessment form was provided as part of the application documents. The Flood Risk Assessment is considered acceptable and the proposal is considered to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.
- 7.18 The Environment Agency has been consulted during the application process due to the proximity to a water source, they have not objected to the works but have provided advice for the applicants which will be added to the decision notice if permission is forthcoming.

(vi) Ecology and Biodiversity Net Gain (BNG)

- 7.19 The application site has been located to be within 50 metres of the following notable and protected species:
- English Scurvygrass,
 - Sand Cat's-tail
 - Annual Beard-grass.
- 7.20 It is noted that the works are primarily over the front driveway which is paved (and features little space for these grass species to grow), where these protected species are unlikely to reside. In light of this, unacceptable impacts towards these protected species is considered as unlikely and the proposal is considered to accord with Policy

CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered as acceptable in this regard.

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

(vii) Human Rights Act

- 7.22 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

- 7.23 This application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been 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 and appropriate in terms of design and its impact on the character of the area and would not adversely impact on the amenities of the neighbouring properties. The proposal is considered to be acceptable regarding parking provision, flood risk and protected species and would conserve the special qualities of the Chichester Harbour National Landscape. The proposal complies with the newly published NPPF (2026) and the adopted Local Plan on this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Head of Planning and Growth be authorised to **Approve with Conditions** for application APP/26/00399 subject to the following conditions:

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:

Drawing Number: 609 PL20 Revision 5: Proposed Floor Plans: Uploaded 04/06/2026

Drawing Number: 609 PL21 Revision 4: Proposed Roof Plans: Uploaded 04/06/2026

Drawing Number: 609 PL01: Revision 1: Location & Block Plan: Uploaded 04/06/2026

Drawing Number: 609 PL22 Revision 4: Proposed Elevations: Uploaded 04/06/2026

Flood Risk Assessment: Uploaded 04/06/2026

Drawing Number: 609 PL10 Revision 1: Existing Floor Plans: Uploaded 04/06/2026

Drawing Number: 609 PL50 Revision 2: Proposed Section thru balcony: Uploaded 04/06/2026

Drawing Number: 609 PL11 Revision 1: Existing Roof Plan: Uploaded 04/06/2026

Drawing Number: 609 PL12 Revision 1: Existing Elevations: Uploaded 04/06/2026

Reason: - To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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, the first-floor western elevation window serving the snug hereby approved shall have a cill height that is no less than 1.7 metres above finished floor level 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

5. Prior to first use of the terrace extension hereby permitted on the first floor, the screens as shown on Drawing Number 609 PL22 revision 4 shall be fitted to a height of 1.7m above finished balcony floor level and shall not be see through 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.

6. No roof areas shall be used as balconies except for maintenance purposes other than those shown on Drawing Number 609 PL20 revision 5 without the grant of further specific permission from the Local Planning Authority.

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

Informatives:

1. 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 as submitted and no further assistance was required.

2. During the application process the Environment Agency has left the following comments:

Environment Agency position

We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposal falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice>

We recommend that you view our standing advice in full before making a decision on this application.

Advice to applicant

Environmental permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities> environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment.agency.gov.uk.

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

If you have any questions regarding our response, please contact planningssd@environment-agency.gov.uk.