

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Front extension and open porch; single storey rear extension; roof extension; boathouse/garden storage building, cladding and flue.
LOCATION:	46 Bacon Lane, Hayling Island, PO11 0DW
REFERENCE NO:	APP/26/00350
APPLICANT:	Mr and Mrs Wheeler
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	15/07/2026 (Agreed extension of time until 08/10/2026)
WARD:	Hayling West
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a 2.5 storey dwellinghouse located in Hayling Island. The application site features a rear garden, with parking space, trees/foliage and gravelled areas to the front of the dwelling. The property's materials feature white cladding and brickwork for the external walls, with brown concrete tiles in a gable pitch for the property's roof.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring a mix of external finishes and a character of generously sized dwellings.

2. Planning History

27008 – Side extension to form dining room and garage – Approved 17th January 1978

27008_1 – Extension to porch – Approved 7th June 1979

27008_2 - First floor side extension and ground floor bay window at rear – Approved 28th June 1982

3. Proposal

- 3.1 Front extension and open porch; single storey rear extension; roof extension; boathouse/garden storage building, cladding and flue.

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.

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

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design
 DM10 Pollution
 DM8 Conservation, Protection and Enhancement of Existing Natural Features
 DM13 Car and Cycle Parking on Residential Development

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
 Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Councillor Jonathan Hulls	No comments received.
Councillor Wilf Forrow	No comments received.
Councillor Paul Gray	No comments received.
Environmental Health	<p>Consultee Comment, Environmental Health</p> <p>Environmental Health (pollution) has no objection in principle to the above application.</p> <p>It is noted that the proposals include the addition of a bedroom at ground floor and an additional window to a first-floor bedroom. A review of online mapping indicates that there are no significant noise sources (such as major roads or industrial premises) that raise concerns for compromised internal noise levels; provided the alterations meet building regulations criteria and are constructed from standard materials.</p> <p>It is noted that the window to the middle bedroom is to be infilled. This raises a query as to ventilation</p>

	<p>provision to the middle bedroom. However, it is anticipated that this shall be addressed by Building Control.</p> <p>The proposed plans indicate the removal of the existing boiler but do not show alternative heating provision. If an air source heat pump is to be installed it should be ensured that noise does not result in adverse impact to residential amenity.</p> <p>Due to the proximity of neighbouring residential dwellings, the following condition restricting hours is recommended.</p> <p>Construction Hours Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays</p> <p>Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times.</p> <p>Please also include the following informative notes on the decision notice.</p> <p>Dust Best Practicable Means (BPM) should be used in controlling dust emissions.</p> <p>Smoke No waste materials should be burnt on site during the construction phase.</p> <p>Air Source Heat Pump Should an Air Source Heat Pump be proposed for installation, it should be ensured that the noise from such plant will not adversely affect residential amenity in the area. These units can create noticeable noise levels which may affect neighbouring dwellings so noise mitigation may be necessary to avoid complaints or possible formal action under other legislation.</p>
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	<p>Statutory Nuisance The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of part III of the Environmental Protection Act 1990 be received.</p> <p>Officer comment: The window to be infilled relates to the stair well, with a hi-level window provided for the bedroom. The recommended informatives will be added to the decision notice if permission is forthcoming.</p>
Arboriculturist	<p>The submitted Arboricultural Method Statement is broadly in accordance with the principles of BS5837:2012 and demonstrates that retained trees can be accommodated within the proposed development.</p> <p>Whilst the report provides limited technical justification for the proposed incursions into the calculated RPA of T1, the affected tree is a low-quality Category C1 specimen with limited amenity value. (Not considered a tree to be worthy of statutory protection – TPO)</p> <p>Subject to implementation of the submitted tree protection measures, installation of protective fencing prior to commencement, adoption of low-impact construction techniques within the RPA, and arboricultural supervision during operations affecting retained tree rooting areas, no objection is raised.</p> <p>Please use this condition if you permit:</p> <p>The development hereby permitted shall only be carried out in accordance</p>

	<p>with the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Bernie Harverson</p> <p>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: The recommended condition will be added to the decision notice if permission is forthcoming.</p>
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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: 7

Number of site notices: 0

Number of representations received: Objecting = 1 - Supporting = 0 - Neutral = 0

Comment	Officer Comment
Objection to proposed window and impacts of single storey rear extension.	See section 7 where the impacts of the fenestration and single storey rear extension are assessed.

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 and environmental matters
- (iv) Biodiversity Net Gain (BNG)
- (v) Arboriculture
- (vi) Parking
- (vii) Human Rights Act
- (viii) Equalities and Diversities

- (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

Front extension and open porch

- 7.3 The proposed front extension and open porch element of the works would feature a modest depth with regards to the existing dwelling and would feature pitched roofs in keeping with the existing dwelling, moreover the front extension and front porch would not extend the property beyond the existing southern building line of Bacon Lane. With regards to these considerations, the front extension and open porch element of the works has been considered as acceptable.

Single storey rear extension

- 7.4 The proposed single storey rear extension would feature a modest depth and height with regard to the existing dwelling, and would feature a pitched roof, which would be in keeping with the existing dwelling and would not be readily visible from the street scene. Having regard to this, the proposed single storey rear extension has been considered to have an acceptable impact upon visual amenities and has been considered acceptable in this regard.

Roof extension

- 7.5 The proposal would feature a proposed raising of the existing ridge height of the 2.5 storey extension from approximately 7.55 metres to approximately 8.27 metres, it would moreover raise the eaves height of this extension from approximately 6.1 metres to approximately 6.4 metres. The proposal would retain a pitched roof in keeping with the existing design for the 2.5 storey extension. Officers note that the ridge height of the dwelling would be taller than the established ridge heights on the street. However, officers note that the street features a range of designs and moreover that the property features a generous set back from the street lessening the visual impact of a taller ridge height. On balance owing to the generous set back from the street scene, officers consider that the raised ridge and eaves height of the 2.5 storey extension would not appear so visually intrusive upon visual amenities to warrant the refusal of this planning application.

Boathouse/garden storage building

- 7.6 The proposal features a front outbuilding to be used as a boathouse/ garden storage. The Havant Borough Design Guide SPD ordinarily discourages outbuildings ahead of building lines of which the proposed front outbuilding would be forward of the established southern building line of Bacon Lane. Officers note that there is 1No front outbuilding located at No.44 Bacon Lane, which is noted to lack detailing at its southern elevation facing the street scene. The amended proposed front outbuilding is noted to feature more detailing than the 1No front outbuilding at No.44 and would feature a similar set back from the street. With regards to these considerations, on balance the front outbuilding element of the works, is not considered to be such an incongruous feature to warrant the refusal of this planning application and has been considered acceptable.

Flue

- 7.7 Whilst the flue would feature a reasonable height with regard to the dwellinghouse, it would be located to the rear of the dwelling and would only receive limited views from the street scene. Moreover, the dwelling features a generous set back from the highway reducing visual impacts. With regards to these considerations, the flue is

considered to have an acceptable impact upon visual amenities and is considered acceptable in this regard.

Materials

- 7.8 The proposal would feature slate for the existing and proposed roofs, and grey cladding and brickwork for the external walls, this is considered to modernise the property, and it is noted that numerous properties on the street scene feature cladding. In light of this, the proposed materials are considered as acceptable.
- 7.9 The design and appearance of the proposal on balance 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) 2011. It is considered on balance that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties and environmental matters

- 7.10 With regard to the proposed location and scale of the works, properties to the front and rear of the application site are considered to be acceptably impacted. The proposed changes of external materials are considered to have an acceptable impact upon neighbouring properties.

No.48 Bacon Lane

- 7.11 Regarding the proposed front extension and open porch, it is noted that fenestration would face the public realm and overlooking concerns from both these elements are considered as acceptable. Regarding overshadowing and overbearing concerns to 48 Bacon Lane it is noted that the closest part of these elements would feature an approximate separation distance of approximately 4.6 metres to the shared boundary. With regard to the maximum eaves height of these elements being proposed at approximately 3.6 metres, overshadowing and overbearing impacts are considered as acceptable.
- 7.12 Regarding the proposed boathouse/garden storage building, it is noted that the eaves height of the western elevation of the outbuilding would be approximately 2.7 metres, it is noted that the closest part of the western elevation to the shared boundary would feature an approximate 62cm separation distance.
- 7.13 With regards to the northern elevation of the outbuilding, it would feature an approximate eaves height of 2.4 metres and a separation distance of approximately 3.4 metres to the front elevation of No.48. With regard to the above considerations and that impacts would be primarily upon No.48's driveway, officers consider the outbuilding to have an acceptable impact regarding overshadowing and overbearing concerns.
- 7.14 Concerning the proposed roof extension and single storey rear extension, there would be no fenestration at eye level, with the single storey extension feature high level rooflights. There would be a high level window installed on the western elevation, however this has been shown at high level (1.7 metres from finished floor level) which will be conditioned if permission is forthcoming and overlooking concerns are considered as acceptable.
- 7.15 Having regard to overshadowing and overbearing concerns, it is noted that the eaves level of No.46's 2.5 storey extension would be raised by approximately 30cm and the

ridge height would be raised by approximately 72cm. There would also be an approximate 4.8 metre deep extension (approximately 4.3 metres on its western elevation) which would feature an approximate eaves height of 2.5 metres and an approximate ridge height of 3.6 metres. With regard to the roof extension, the 2.5 storey extension is already abutting the boundary, the eaves level would be raised by approximately 30cm, and the ridge height by approximately 72cm. Whilst this would increase overshadowing and a sense of overbearing this is already very prominent with regard to the existing situation, and materially the impact would be very similar to the existing relationship. There would also be a single storey extension to the rear, featuring a depth on its western elevation of approximately 4.3 metres and with an approximate eaves height of 2.4 metres. Whilst both elements would increase a sense of enclosure, and result in a degree of overshadowing and overbearing impacts, these impacts are not considered, on balance, to be so significant to warrant the refusal of this planning application.

No.44 Bacon Lane

- 7.16 Having regard to the proposed front extension and open porch, it is noted that fenestration would face the public realm and overlooking concerns from both these elements are considered as acceptable. Regarding overshadowing and overbearing concerns, it is noted that any impact would be upon driveway space of No.44 which is considered as acceptable.
- 7.17 Regarding the proposed single storey rear extension, there would be no side fenestration facing this property, and rear fenestration would face No.46's rear garden which is considered as acceptable. As the eaves level of the eastern side elevation of the extension would be approximately 2.4 metres and with regards to an approximate separation distance from the shared boundary of 2.2 metres, impacts would be minimal and acceptable towards No.44 regarding overshadowing and overbearing concerns.
- 7.18 Concerning the proposed roof extension; front and rear fenestration would replicate existing views. There would be 3 No rooflights, however these would face driveway space, and would be approximately 9.8 metres from the shared boundary preventing unacceptable impacts. Regarding overshadowing and overbearing concerns, the existing dwelling would shield impacts of this element and it would have an acceptable impact upon this property. Regarding the boathouse/garden storage building, it would be single storey and feature a sufficient separation distance from this property to prevent unacceptable impacts.

Environmental matters

- 7.19 Due to the proposed flue, Environmental Health has been consulted during the application process. Environmental Health has not objected to the proposal, however, they have recommended a condition and informatives be added to the decision notice, if permission is forthcoming, the informatives will be added to the decision notice, and officers consider there to be an acceptable impact and that the proposal accords with Policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011. Environmental Health have recommended a condition regarding construction hours, however, this has not been considered as expedient to impose as a planning condition and instead will be added to an informative.
- 7.20 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 one letter of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Arboriculture

- 7.22 Due to a tree located near to the proposed front outbuilding, the Council's Arboriculturist was consulted during the application process. Regarding this, the Council's Arboriculturist did not object to the works but has recommended a condition be added to the decision notice if permission is forthcoming. If permission is forthcoming the recommended condition will be added to the decision notice. In light of this, the proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

(vi) Parking

- 7.23 It is noted that parking space would be reduced on site as a result of the proposal. However, on the officers site visit, it was noted that with regards to the remaining parking space and gravelled areas to the front of the dwelling, that the application site can readily provide 3 or more parking spaces on site. In light of this, 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 acceptable in this regard.

(vii) Human Rights Act

- 7.24 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

- 7.25 This planning 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 This proposal has been assessed against the NPPF dated August 2026 and the development plan. On balance, the proposed development is acceptable in principle and appropriate in terms of its design and impact on the character of the area. The proposal would have a limited and acceptable impact on neighbouring properties, and the impact on existing trees is also considered acceptable. Accordingly, the application is recommended for approval.

9. RECOMMENDATION:

That the **Head of Planning and Growth** be authorised to **Approve with Conditions** for application APP/26/00350

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:

Drawing Number: 593 PL01 Revision P4: Location plan and amended block plans:
Uploaded 21/07/2026

Drawing Number: 593 PL10 Revision P3: Amended floor plan and elevations of proposed Boathouse: Uploaded 21/07/2026

Arboricultural Method Statement: Uploaded 19/05/2026

Drawing Number: 593 PL07 Revision P3: Proposed Elevations: Uploaded
19/05/2026

Drawing Number: 593 PL06 Revision P3: Proposed Floor Plans - Sheet 2: Uploaded
19/05/2026

Drawing Number: BJH 03/04: Tree Protection Plan : Uploaded 19/05/2026

Drawing Number: 593 PL05 Revision P3: Proposed Floor Plans: Uploaded
19/05/2026

Drawing Number: BJH 01/02: Tree Constraints Plan: Uploaded 19/05/2026

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, prior to first occupation of the extensions hereby permitted the window in the first floor on the western elevation serving a bedroom shall be no less than 1.7m 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. The development hereby permitted shall only be carried out in accordance with the Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Bernie Harverson uploaded on 19/05/2026.

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 2026.

Informative:

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:

You were updated about issues after the initial site visit.

2. During the application process, Environmental Health has left the following advice for the applicant:

It is noted that the proposals include the addition of a bedroom at ground floor and an additional window to a first-floor bedroom. A review of online mapping indicates that there are no significant noise sources (such as major roads or industrial premises)

that raise concerns for compromised internal noise levels; provided the alterations meet building regulations criteria and are constructed from standard materials.

The proposed plans indicate the removal of the existing boiler but do not show alternative heating provision. If an air source heat pump is to be installed it should be ensured that noise does not result in adverse impact to residential amenity.

Construction Hours

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times.

Dust

Best Practicable Means (BPM) should be used in controlling dust emissions.

Smoke

No waste materials should be burnt on site during the construction phase.

Air Source Heat Pump

Should an Air Source Heat Pump be proposed for installation, it should be ensured that the noise from such plant will not adversely affect residential amenity in the area. These units can create noticeable noise levels which may affect neighbouring dwellings so noise mitigation may be necessary to avoid complaints or possible formal action under other legislation.