

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00510

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Single storey infill front extension.

SITE ADDRESS: 1A St Hermans Road, Hayling Island, PO11 9NA

AGENT DETAILS: Anuj Bhatt

APPLICANT DETAILS: Hiten Patel

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 14 October 2026

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

1A St Hermans Road, Hayling Island, is a two storey semi detached property constructed with red/brown brick with a brown clay hung tile partially to the front first floor elevation. The frontage to the property is block paved to allow for off road parking.

2 **Planning History**

APP/26/00509 - Application for lawful development certificate for proposed hip to gable loft extension; rear dormer and 2no. rooflights to front roof slope. – Consent Granted 18 September 2026

3 **Proposal**

Single storey infill front extension.

4 **Policy Considerations**

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

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)
CS15 (Flood and Coastal Erosion Risk)
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

Councillor Shepherd	No comments received.
Councillor Rennie	No comments received
Councillor Coates	No comments received.

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: 5

Number of site notices: Not applicable.

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) Human Rights Act
- (vi) Equalities and Diversities
- (vii) 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 proposal seeks permission for a single-storey extension to the front elevation of the dwelling. The extension would project approximately 1.4 metres from the existing front elevation and measure approximately 4.1 metres in width. It would be attached to, and aligned flush with, the existing projecting garage element.

The extension would be constructed with a mono-pitched roof extending over the existing flat-roofed garage. The roof would have an eave's height of approximately 2.75 metres and a maximum height of approximately 3.3 metres. External materials would match those of the existing dwellinghouse, ensuring a cohesive appearance.

The proposed roof pitch would reflect that of the front extension at the adjoining property, No. 42 Rails Lane, creating a balanced and symmetrical appearance when viewed from the street. Taking into account its scale, design, siting and use of matching materials, the proposed extension is considered to integrate well with the host dwelling and the surrounding built environment. It is not considered that the development would result in any harmful impact on the character or appearance of the

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 alterations are not considered to have a harmful impact upon the neighbouring properties to the front, rear and side boundaries. Any impact upon these neighbouring properties would be considered minimal and acceptable.
- 7.6 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)

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

(v) Human Rights Act

- 7.8 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.

(vi) Equalities and Diversities

- 7.9 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.

(vii) Flood Risk

- 7.10 The site is located within an area identified as a future flood risk zone. A Flood Risk Assessment has been submitted in support of the application, setting out a range of mitigation measures to address the potential flood risk. The assessment is considered acceptable and demonstrates that the proposed development can be appropriately protected from flood risk, subject to the implementation of the recommended mitigation measures.

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 **Head of Planning and Growth** be authorised to **GRANT PERMISSION** for application APP/26/00510 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:
 - Design and Planning Statement – Submitted 13 July 2026
 - Flood Risk Assessment – Submitted 19 August 2026
 - Location Plan – Drawing No. AA-2611B-SH-PL-101-P1 - Submitted 13 July 2026
 - Existing and Proposed Block Plan – Drawing No. AA-2611B-SH-PL-102-P1 – Submitted 13 July 2026
 - Existing and Proposed Ground Floor Plan - AA-2611B-SH-PL-103-P1 – Submitted 13 July 2026
 - Existing and Proposed Roof Plan – Drawing No. AA-2611B-SH-PL-104-P1 – Submitted 13 July 2026
 - Existing and Proposed Rear Elevation – Drawing No. AA-2611B-SH-PL-106-P1 – Submitted 13 July 2026
 - Existing and Proposed Side Elevations 2 of 2 - Drawing No. AA-2611B-SH-PL-108-P1 – Submitted 13 July 2026
 - Existing and Proposed Side Elevations 1 of 2 - Drawing No. AA-2611B-SH-PL-107-P1 – Submitted 13 July 2026
 - Existing and Proposed Front Elevations - Drawing No. AA-2611B-SH-PL-105-P1 – Submitted 13 July 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.

Informative:

In accordance with Policy DM3 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 and no further assistance was required.