

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension and loft conversion with new dormer windows and rooflights and garage alterations.
LOCATION:	65 St Thomas Avenue, Hayling Island, PO11 0EU.
REFERENCE NO:	APP/26/00459
APPLICANT:	Mr & Mrs Fulker
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	14/08/2026
APPLICATION EXPIRY DATE:	20/07/2026 (Agreed EOT 16/10/26)
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site relates to a detached period chalet-style dwelling, benefiting from an angled corner plot with St Catherine's Road set to the rear, and is located at No.65 St Thomas Avenue, within the south-western part of Hayling Island. The rear garden is larger than most within the vicinity and contains several small outbuildings. The existing dwelling is served by a vehicular access off St Thomas Avenue, with a driveway set to the northeast of the dwelling leading to a side garage. The host dwelling has been extended by the means of a single storey flat roofed side extension, which was permitted in 2021.
- 1.2 The property is located within a residential area with properties similar in period, but differing in style and design, many of which have been extended by means of a single storey rear extension and roof conversion with rooflights and dormers.

2. Planning History

APP/21/00821 – Retrospective single storey side extension, Conditional Approval 04/11/2021.

APP/21/00014 - Single storey rear and single storey side extensions, Withdrawn 26/04/2021.

3. Proposal

Construction of a single storey rear extension, loft conversion with new dormer windows and rooflights, the proposal also includes alterations to the existing garage.

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 Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011
CS16 - High Quality Design
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

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

Listed Building Grade: N/A.
Conservation Area: N/A

5. **Statutory and Non-Statutory Consultations**

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 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: 8

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 1 objection.

Comment	Officer Comment
<ul style="list-style-type: none">• Rooflights may overlook the neighbouring conservatory and affect privacy.• Existing garage roof may contain asbestos and should be removed safely.• Garage wall would be approx. 1m from the hedge; concern about hedge maintenance.• New wall should be rendered to match the existing finish.	<ul style="list-style-type: none">• Rooflights are not considered to cause unacceptable overlooking sufficient to warrant refusal. This is considered in the report below.• Asbestos removal is controlled by separate legislation and should be undertaken by a licensed contractor.• Hedge maintenance is a private civil matter and not a planning reason for refusal.• A materials condition requires the finish to match the existing building, so far as practicable. This is considered in the report below.

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) Parking Provision
- (v) Biodiversity Net Gain (BNG)
- (vi) Human Right Act
- (vii) 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

- 7.3 The existing detached chalet-style dwelling on site, is of a period design of the 1950's. This is constructed of painted and rendered walls and panels of light grey finished horizontal boarding on the front projection and side extension, under red plain tiled hipped roof, with white finished uPVC fenestrations. The chalet bungalow has benefited from an externally boarded side extension and the inclusion of 2 small box dormers to the front south-east roof-slope and to the side south-west roof slope, which allows natural daylight into the existing attic space. The scheme would be for the construction of a single storey rear extension, loft conversion with new pitched dormer windows, replacing the existing box dormers on the side and front elevation and the inclusion of a new pitched roof dormer on the rear roofslope (matching the size and design of the others) and rooflights to be inserted into the north-east roof slope. Further to this, the proposal also includes alterations and enlargement of the existing single garage on the north-eastern side. The proposed rear extension would measure approximately 4m in depth, by 9.7m in width, to a maximum height of 4m to the 'false hipped' flat roof, with 2 rooflights. The side elevation of the altered and extended garage would be constructed close (approx. 1m) with the shared boundary hedge with the neighbouring dwelling at No.67. The proposal would be for a sitting room and new dining room, kitchen/utility room and enlarged garage on the ground floor and a new hobby room and a bedroom in the converted loft space. The proposed development would be constructed in matching or similar materials to the existing host dwelling, which is considered acceptable. The proposal would increase the depth of the dwelling compared to existing chalet bungalow on site, however, officers are of the opinion that the proposal would remain subservient to No.65 Stakes Road, owing to its proposed modest height and scale in proportion to the host dwelling and would not result in an excessive depth to the house on site and consider it an acceptable addition. Significant amenity space would be left in the rear garden and plot post development.
- 7.4 The host dwelling is on a large garden plot, and due the rear aspect of the proposal would not be readily visible on the streetscene, which is due to the boundary treatment of timber fencing, hedging and garage/outbuilding located at the front/side of the site. As the proposed materials would match those of the host dwelling, and having regard to the presence of similar rear extensions at neighbouring properties, the proposed development is considered acceptable in visual terms and would not harm the character or appearance of the streetscene.
- 7.5 Therefore, the proposed design and appearance of the proposal is deemed appropriate in context to the main building and nearby neighbouring dwellings 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

- 7.6 The proposed single-storey rear extension would face north-westwards out over the rear garden of the site and would be located adjacent to the shared boundary with the south-western neighbour at No.63 St Thomas Avenue. This boundary is marked by 1.8m high brick wall and timber fencing with No.63 and the extension would be positioned to the north-east of this neighbour and would project out further than the rear elevation of this neighbour by 4m. However, No.63 is at angle on its plot to the site, as No.65 is directly on the outside of the 90-degree bend in St Thomas Avenue and is therefore angled away from their rear elevation, which faces more to the west than the host dwellings rear elevation. The proposal would only be single storey in height with a flat roof; the scheme would be unlikely to cause significant impact to loss of light or outlook to the rear facing windows of No. 63 to warrant refusal. There would be some concern regarding

overlooking from the proposed replaced dormer window, located on south-western side elevation, which faces out towards No.63's side elevation. Although there is an existing dormer window at this location, this was only to serve for light into the loft space. With the conversion of this loft to residential accommodation, the chances of perceived overlooking and loss of privacy would increase, as this would serve the staircase and proposed hobby room. It is therefore recommended to attach a condition requiring this window to be obscured glazed and fixed shut to 1.7m above finished floor level, to mitigate this issue. The proposed rear dormer, would only face out of the rear garden the site, which it is considered would not appear overbearing or result in an unacceptable loss of amenity to No. 63 rear facing windows or garden. Given its siting, scale and boundary treatment, the proposal would have only a limited impact on the outlook, privacy and general amenity of No. 63 and its private rear garden.

- 7.7 The property to the east at No.67 St Thomas Avenue, is also located at an angle to the dwelling on site, due to this corner location. A representation has been received, raising concerns regarding rooflights that they consider may overlook their conservatory and affect privacy. The proposal would include 2 rooflights that would be inserted into the north-eastern roofslope, to allow daylight into the new rooms below. These would be set no lower than 1.7m above FFL restricting views to the side out over the boundary into No.67 private rear garden and conservatory. Furthermore, the conservatory would be over 18m away across the neighbour's roof from these rooflights, therefore, it is considered that there would be no significant loss of privacy or overlooking of No.67 property or rear garden than already exists from the site. Concerns were also raised that the existing garage roof may contain asbestos and that the proposed garage wall would be located approximately 1 metre from the boundary hedge, potentially affecting its maintenance. However, asbestos removal is controlled under separate legislation and should be undertaken by an appropriately licensed contractor. The maintenance of the boundary hedge is a private civil matter and does not constitute a material planning reason for refusing the application.
- 7.8 Further to the above, the proposed single storey rear extension would contain a window on the side elevation, facing towards the shared boundary with No.67, however, due to the distance of more than 5m and the 1.8m high boundary fencing and 2m + height of the boundary hedging in between, there would be no significant impact to residential amenity, then already exists in this area. The proposed new rear dormer would only face across the rear garden of the site and have no direct views of this neighbour's property or rear garden. The proposed enlargement of the single garage would move the side elevation of this structure to be within 1m of the boundary hedging. However, due to the single storey nature of the proposal, approximately 2.9m in height, it is considered there would be no loss of privacy or amenity to No.67 than already exists.
- 7.9 The next closest neighbour would be at No.9 St Catherines Road to the west, but due to the distance of over 24m to the boundary fence, it is considered that the proposal would have no significant impact on privacy or amenity on this neighbour. No other neighbouring properties would be adversely affected, having regard to their separation distances and the corner position of the site.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking provision

- 7.11 The proposal could increase the number of bedrooms at the site from three to four, with the use of the proposed study as a bedroom, which it is at present. However, parking spaces on site would not increase. The Parking Standards SPD sets a parking requirement for a 3-4 bedroom house to have 3 on-site spaces. The site and driveway would have sufficient room for 2 external spaces and one in the proposed enlarged garage, available off road. This would accord with the Parking SPD and on this basis, there are no planning conditions requiring the retention of the existing parking spaces at the site. Therefore, it is considered that the parking provision is acceptable and would comply with Havant Borough Council Parking SPD for a potential four-bedroom house and is in accordance with Policy DM13.

(v) Biodiversity Net Gain (BNG)

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

(vi) Human Rights Act

- 7.13 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.

(vii) Equalities and Diversities

- 7.14 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 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers, or amenity impacts to the streetscene and surrounding area. The level of car parking provision is appropriate. The proposal would therefore meet the requirements of Policies CS16, DM13 and AL1 and the policies in the NPPF and is recommended for approval.
-

9. RECOMMENDATION:

That the **HEAD OF PLANNING AND GROWTH** be authorised to **GRANT PERMISSION** for application APP/26/00459 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:

Proposed Floor, Elevations, Roof Block & Location Plan, 20.369.101-Rev-A.

Reason: To ensure provision of a satisfactory development.

- 3 The dormer window to be created in the first-floor level on south-west elevation shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: To satisfactorily protect the residential amenities of nearby occupiers and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.

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.