

DELEGATED OFFICER REPORT

PROPOSAL	Removal of side extension pitched roof to be replaced with balcony accessed from first floor through new bifold doors, rebuilding of rear side extension walls and minor amendments to windows on West Elevation
LOCATION:	192 Sea Front, Hayling Island, PO11 9HR
REFERENCE NO:	APP/26/00619
APPLICANT:	Mr and Mrs David & Tracey Baigent
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	17/09/2026
APPLICATION EXPIRY DATE:	19/10/2026
WARD:	Hayling West
CASE OFFICER	Robert Riley
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 This application site comprises a two storey, detached dwellinghouse located on the north side of Sea Front, Hayling Island. This property has a pitched roof with dormers on both sides set in at eaves level and single storey extensions to both side elevations. The property was being extended to the rear with a two-storey extension as of the officers site visit, which has granted under a Lawful Development Certificate under APP/25/01044. The property has a clay tiled roof with painted pebbledash and cladding to the elevations. To the south of the site is the sea front and to the rear and sides are surrounding residential properties with the Seacourt tennis club located to the north of the site.

2. Planning History

Planning Application - APP/24/00953
Demolition of outbuildings, Side and rear extension, balconies, roof replacement, annexe, detached garage and general remodelling. Appeal Dismissed 02/07/2025
Planning Application - APP/25/01044
Application for Lawful Development Certificate relating to proposed two storey rear extension, single storey side extension refurbishment and garage extension. Grant a Lawful Development Certificate 30/07/2026
Officer comment: This would appear to be under construction as of the officers site visit.

[Planning Application - APP/17/00311](#)

Demolition of 2No. detached houses at No's 190 and 188 Sea Front. Erection of a new building and annexe at No. 190 with the main building providing 11no units and 2no. units in the annexe. Erection of a new building at No. 188 Sea Front providing 5no. uni
Approve with Conditions
12/10/2017

Officer comment: This application is for the flats to the east of the site and has been constructed.

3. Proposal

- 3.1 Removal of side extension pitched roof to be replaced with balcony accessed from first floor through new bifold doors, rebuilding of rear side extension walls and minor amendments to windows on West Elevation

Officer comment:

- 3.2 The detached flat roof garage and rear two storey side extension are shown on the plans which were granted a lawful development certificate under APP/25/01044, and works granted under that application are currently under construction. In light of this, these elements shown on the proposed works will not be discussed further in this report. The dwelling is also proposed to be rendered in white, however as the building features white painted pebbledash, this would comprise permitted development under Class A of the GDPO and is not discussed further in this report.

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

Havant Borough Local Plan (Core Strategy) March 2011

CS16 High Quality Design

CS15 Flood and Coastal Erosion Risk

DM8 Conservation, Protection and Enhancement of Existing Natural Features

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

DM13 Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

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.
Coastal Team	No comments received. Officer comment: An acceptable Flood Risk Assessment has been received and this is assessed in section 7 of the report.
Arboriculturist	The extension is not going to conflict with the trees due to the distance away and they have submitted a TPP which if adhered to will ensure that the trees do not come under pressure during construction. Officer comment: The Tree Protection Plan will form part of the approved plans condition on the report if permission forthcoming.
HBIC	Within 50m: Notable and Protected Species: Autumn Lady's-tresses, Heath Pearlwort, Sea Mouse-ear, Sea Bindweed, Sand Sedge, Upright Chickweed, Bulbous Meadow-grass, Suffocated Clover, Dune Fescue, Marram, Sand Soft-brome, Sea Holly, Yellow Horned-poppy, Smith's Pepperwort, Upright Chickweed, Bulbous Meadow-grass, Hairy Buttercup, English Stonecrop, Greater Chickweed, Bird's-foot Clover, Suffocated Clover, Green-winged Orchid and others Within 50m: SSSI: Sinah Common SSSI

	Officer comment: See section 7 where this is assessed.
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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.

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

Number consulted: 22

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
- (iii) Impact upon residential amenity
- (iv) Highways/parking provision
- (v) Impact on trees
- (vi) Flood risk
- (vii) Ecology and Biodiversity Net Gain (BNG)
- (viii) Human Rights Act
- (ix) 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

7.3 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the works proposed under this application are relatively minor, the removal of the pitched roof of the side extension would have a minor and acceptable visual impact, and the terrace would not be out of keeping with large terraces in the locality.

7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, and this will be conditioned.

7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

7.6 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) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.7 The proposal is considered acceptable regarding overshadowing and overbearing concerns. Regarding overlooking concerns, the proposal is to remove 1 No western elevation first floor window which is considered acceptable and has already been undertaken. On the eastern elevation the proposal is to remove 2 No dormer windows to be replaced by doors which would lead onto a balcony. The front views from the balcony would face the public realm which is acceptable. The rear views would have a sufficient separation distance from the rear boundary and would provide similar views to the two-storey rear extension granted a lawful development certificate under APP/25/01044 which is considered acceptable. Regarding impacts towards the eastern side of the dwelling, the plans have been amended to include a balcony screen on part of the eastern elevation to prevent unacceptable overlooking of the western elevation of the Stoneman Views apartments at 188-190 Sea Front. Whilst the front of the balcony would be unscreened, this would overlook the front area of the apartments, which is mainly a car parking areas, with a double garage proposed inbetween, and at most there would be limited views of the side windows of Stoneman View's Apartments and therefore the impact is considered acceptable.

(iv) Highways/parking provision

7.8 Whilst there has been an alteration to the existing parking situation, it is noted that 3 parking spaces would remain on site and the proposal is considered to accord with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Parking SPD and is considered acceptable in this regard.

(v) Impact on trees

7.9 Due to nearby trees, the Council's Arboriculturist has been consulted during the application process. The Council's Arboriculturist has not objected to the works nor recommended any arboricultural conditions. The Tree Protection Plan will be conditioned as part of the approved plans if permission is forthcoming, and the proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered as acceptable in this regard.

(vi) Flood risk

7.10 The application site is in Flood Zone 1, and it is noted that a flood risk assessment has been provided as part of the application documents. The flood risk assessment is considered as acceptable and the proposal is considered to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011.

(vii) Ecology and Biodiversity Net Gain (BNG)

7.11 It is noted that under APP/24/00953 a bat survey was requested and provided, The

report showed that there was no risk to protected bat species and this scheme was to significantly alter the entire dwelling which would have removed and replaced the entire roof. This application is minor in scale with the removal of the side extension roof to be replaced with a flat roof and balcony. The roof is in good condition and does not appear to be exposed. Therefore, it has not been considered expedient to consult the ecologist regarding potential risk to protected bat species.

7.12 The application site has been noted to be within 50 metres of the following notable and protected species:

- Autumn Lady's-tresses
- Heath Pearlwort
- Sea Mouse-ear
- Sea Bindweed
- Sand Sedge
- Upright Chickweed
- Bulbous Meadow-grass
- Suffocated Clover
- Dune Fescue
- Marram
- Sand Soft-brome
- Sea Holly
- Yellow Horned-poppy
- Smith's Pepperwort
- Upright Chickweed
- Bulbous Meadow-grass
- Hairy Buttercup
- English Stonecrop
- Greater Chickweed
- Bird's-foot Clover
- Suffocated Clover
- Green-winged Orchid and others
- SSSI: Sinah Common SSSI

7.13 Owing to the domestic minor scale of the works, unacceptable impacts towards these species is considered as unlikely and the proposal is considered to accord with Policy CS11 of the Havant Borough Local Plan and is considered as acceptable in this regard.

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

(viii) Human Rights Act

7.15 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.

(ix) Equalities and Diversities

- 7.16 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 This proposal has been assessed against the NPPF dated August 2026 and the development plan. 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 an acceptable impact on neighbouring properties, and the impact on existing trees and ecology 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/26/00619 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: A113 Rev1: Amended proposed elevations: Uploaded 08/10/2026

Drawing Number: A117 Rev1: Amended proposed site overviews: Uploaded 08/10/2026

Email from Ian Murray confirming materials of the works: Uploaded 08/10/2026

Drawing Number: A112 Rev1: Amended proposed floor plans: Uploaded 08/10/2026

Drawing Number: A116 Rev1: Amended proposed rear views: Uploaded 08/10/2026

Drawing Number: A115 Rev1: Amended street site views: Uploaded 08/10/2026

Drawing Number: A122: PROPOSED Tree Protection Plan: Uploaded 24/08/2026

Drawing Number: A114: PROPOSED Site Sections: Uploaded 24/08/2026

Flood Risk Assessment: Uploaded 24/08/2026

Drawing Number: A111: PROPOSED Site and Location Plan: Uploaded 24/08/2026

Reason: - To ensure provision of a satisfactory development.

3. The external materials used shall be as indicated on the email by Ian Murray named: Email from agent confirming materials of the works PDF: Uploaded 08/10/2026, 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. Prior to first use of the balcony hereby permitted on the first floor, the screens as shown on Drawing Number A112 Rev1 shall be fitted to a height of 1.7m above finished balcony floor level and shall thereafter be maintained and retained in the approved position.

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.

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.