

Site Address:	4 Pook Lane, Havant, PO9 2TH		
Proposal:	Demolition of existing single storey entrance lobby, WC, utility room and conservatory. Erection of replacement single storey lobby and single storey rear extension. Single garage conversion. Widening of existing driveway. Alterations to fenestration.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00395	Expiry Date:	17/06/2025
Applicant:	M Grace		
Agent:	Mr Taylor-Buchan	Case Officer:	Jennie Fox
	Concept 20 Architecture Ltd		
Ward:	St Faiths		
Recommendation: GRANT PERMISSION			

- 1.1 4 Pook Lane is a two storey semi-detached dwelling to the west of Pook Lane, approximately 40m south of the junction to Emsworth Road. The property is locally listed along with No.2 Pook Lane, as an attractive pair of semi-detached flint cottages dating from the 19th Century. The main house is finished in flint with timber fenestration under a hipped slate roof and has been extended several times to include a two storey flat roofed side extension, a rear conservatory, and a single storey side entrance area in pebbledash with plain clay tiles. There is a detached brick built single garage to the south of the main dwelling behind a block paved driveway accessed from Pook Lane to the east. The frontage from the driveway to the house is bounded by a low stone wall with decorative wrought iron railings containing a planted front garden. To the north Nos.2 and 4 are separated by a low close-boarded fence and to the south the boundary to the driveway of Nos. is heavily screened by trees and hedging. From the rear of the garage there is 1.8m high close-boarded fencing along the south and east boundaries in addition to screen planting. The rear garden has been mostly laid to lawn and is large in size, being approximately 20m long and 18m wide across most of the site, although it tapers towards the rear so that the eastern boundary is only approximately 6.6m in length. To the north-east where the boundary adjoins No.16 Emsworth Road the fencing continues, and is then replaced by hedging of the same height where the site borders No.4 Pook Lane.
- 1.2 The area immediately surrounding the application site is predominantly residential and comprised of two storey dwellings. Other than Nos. 2 and 4 the properties are of a modern post-war design and in a variety of materials.

01/55476/000 - Conservatory to rear., PERM,05/07/2001

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garage conversion. Widening of existing driveway. Alterations to fenestration.

Officer comment

The description was revised to include alterations to first floor fenestration.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Tree Team

The trees are not of a TPO quality and should not be considered a constraint for development, if the trees are removed as part of a permission then we would require a replant as part of the scheme.

Officer Comment

The design of the proposed driveway extension was revised to avoid the need to remove trees or other planting following an on site discussion between the Council's Arboriculturalist and the applicants.

Principal Ecologist

No comments received.

Officer Comment

The Council's Ecologist was contacted on 3 June and 23 July 2025 but has not responded. In the absence of formal comments an informative has been added as a precaution.

Conservation Officer

Site / Location

The application site comprises a two-storey, semi-detached property located on Pook Lane. The property is constructed from flint brickwork, with a slate tiles roof. To the south side of the property is a single storey extension and detached garage, constructed from brickwork, with a clay tile roof.

Due to its historic, architectural character, the building, along with the attached neighbour at No.2, is on the Council's list of buildings of local historic interest and is therefore deemed to be a nondesignated heritage asset (NDHA).

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to the Historic Environment including paragraphs 202-221. The following paragraph is most relevant:

Para 216: 'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

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

Policy CS11 (4) states that planning permission will be granted for development which:

'Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest'.

Policy CS16 – High Quality Design

Policy CP16 (1a) of the Core Strategy states that: 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;

c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and

e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 states that; 'Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

The proposal includes the following elements:

- Demolition of existing single storey entrance lobby, WC, utility room and conservatory
- Erection of replacement single storey lobby
- Single storey rear extension
- Single garage conversion
- Widening of existing driveway
- Alterations to fenestration

The demolition of the existing ss side extension is supported as this is not of historic value. The proposal is to replace this with a new, wider extension which links to the existing garage, which would be converted into living accommodation. This is a broadly similar design to a scheme recently approved for No. 2 and considered to be in keeping with the character of the locally listed building. The extension would be lower in height than the existing structure and the entrance door would be repositioned. Matching timber windows on the front are also proposed.

A flat roof rear extension is proposed to replace the existing conservatory. Whilst a pitched roof would be preferred, the structure would be constructed with matching materials and would not be visible from the front elevation. It would also have a lower total height which doesn't conflict with the first floor windows. On balance there, no objection is raised.

Overall, it is considered that the proposals would not harm the architectural significance of the locally listed building (also deemed a non-designated heritage asset) and would therefore meet the requirements of the relevant policies in the NPPF

and Local Plan.

Conclusion

NO OBJECTION (subject to the inclusion of a condition requiring final material details to be provided and agreed prior to use).

Officer Comment

A pre-commencement materials condition has been agreed with the agent.

Councillor Daniel Berwick

No comments received.

Councillor Gillian Harris

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Developer Services, Southern Water

Letter recieved 30 May 2025

Thank you for your recent correspondence dated 20th May 2025. Please see our comments below regarding the above application.

Development Site is not within Southern Water's Supply Area

The development site is not located within Southern Water's statutory area for water supply/wastewater drainage services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Insufficient Information provided

Construction of the development shall not commence until details of the proposed means of foul/surface water drainage disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.

Proposed works involve demolition.

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

Existing Southern Water Assets

Please see the attached extract from Southern Water records showing the approximate position of our existing sewer and water main assets crossing/in the vicinity of the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised. To get in contact to confirm the exact position of the asset please visit;

https://www.southernwater.co.uk/media/ph4fk3pe/ds-location-of-rising-mains_pb.pdf

For information on required stand off distances from public sewers please refer to:

<https://www.southernwater.co.uk/media/st5orjvm/stand-off-distances.pdf>

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: [southernwater.co.uk](https://www.southernwater.co.uk) or by email at: SouthernWaterPlanning@southernwater.co.uk

Officer Comment

As the above response does not request a condition, and noting that there are existing connections to the site and the public sewer shown on the accompanying map extract appears to terminate in the front garden near the north boundary, an informative has been included.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 and on a non-designated heritage asset
- (iii) Effect on neighbouring properties
- (iv) Parking provision
- (v) Impact to trees
- (vi) Biodiversity Net Gain (BNG)

(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 and on a

non-designated heritage asset

- 7.3 The proposals are to create a new front entrance hall and link corridor that would connect the main house and garage. The garage would be converted to bedroom accommodation, with an en suite also accessed off the corridor, and the existing driveway would be extended to accommodate additional parking. At the rear the conservatory would be demolished and a new single storey extension would be constructed. Some changes to fenestration would be made as the result of internal alterations.
- 7.4 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 requires that new development responds to, draws inspiration from and respects local context and identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site. Policies CS11 and DM20 of the of the Havant Borough Local Plan (Core Strategy) 2011 seek to protect and, where appropriate, enhance the borough's statutory and non-statutory heritage designations.
- 7.5 As part of the proposed garage conversion, the existing garage door would be removed and replaced with a bow window to match the front of the main house and the exterior walls would be clad in oak stained featheredge timber cladding. The roof would be extended to join with the proposed link extension but would keep the existing ridge height of approximately 3.8m. Internally the space would be used as a ground floor bedroom and would only be accessible from the proposed new entrance and link corridor from the main house. Given that the alteration in appearance to the building would be minor and that the additional bedroom would be entirely connected to and dependant on the host dwelling the proposed garage conversion is considered to be acceptable.
- 7.6 The proposed link extension would connect the host dwelling to the extended accommodation, replacing the existing modern porch extension and also providing through access to the private rear garden. The extension would additionally contain an en suite bathroom for the new bedroom within the converted garage. The form of the extension would be similar in appearance to No.2, with an approximately 2.55m wide building containing the entrance door framed by a small open canopy and spanning approximately 4.5m in length, and the en suite within a roughly 3.3m by 3.3m addition of the same height as the existing garage. The entrance area would be somewhat lower, with a maximum height of approximately 3.3m, and would be clad to match the garage whilst the en suite addition would be in brick to match the main house, breaking up the massing of the frontage. These additions have been designed to reference the existing extensions at No.2 such that the properties would continue to appear as a matched pair, whilst ensuring the additions are well set back from the frontage and would appear subservient to the original flint cottages. The link extension is therefore considered to be acceptable.
- 7.7 As part of the proposals, the driveway would be extended approximately 3.4m to the north to replace the parking lost through converting the garage. The additional hardstanding would be in permeable block paving to match the existing driveway. The original submission proposed extending the driveway to the south, however this was revised following consultation with the Council's Arboriculturalist to avoid impact to existing planting along the south boundary and is now considered to be acceptable. The existing crossover would also be extended as part of the revised proposals. It is noted that Pook Lane is not a classified road and that the proposed crossover would therefore fall under Permitted Development, although the Highway Authority must still

be contacted and an informative has been included regarding this.

- 7.8 The proposed single storey rear extension would be approximately 5.5m in width and 4m in length with a maximum height of approximately 2.9m. The proposed rear extension would have a flat roof, dissimilar to the host dwelling, however it is noted that it would sit immediately below an existing flat roofed side extension, with brick with fenestration to match the host dwelling, and so would tie in with the appearance of the rear of the property. It is also noted that the proposed rear extension would not be visible from the public realm. The proposed rear extension is therefore deemed to be acceptable.
- 7.9 Numerous small alterations are proposed to the fenestration, however the proposed drawings make it clear that original windows would be reused wherever possible in order to maintain a similar appearance. The alterations would be to the side and rear of the property and would not affect the street facing windows of the original flint cottage, and are therefore deemed to be acceptable.

Impact on a non-designated heritage asset

- 7.10 The proposals would replace or make minor alterations to modern additions but would not involve any changes to the original flint cottage. The Council's Conservation Officer was consulted and has concluded the proposals would be acceptable on balance. Further details on the materials will be secured by condition to ensure they are of an appropriate appearance in relation to the host dwelling.
- 7.11 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 CS11 and 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

- 7.12 To the north is No.2 Pook Lane, which is the other half of the semi-detached pair. No.2 has been previously extended under approved application APP/25/00060. The majority of the proposed works would be located to the south of the host dwelling and would therefore not be visible from No.2, however the proposed rear extension would be close to the shared rear boundary. The proposed rear extension would be of a similar length to an existing rear living room extension at No.2, with no north facing windows, and although the eaves of the proposed roof would be slightly higher than the extension at No. 2 as this has a pitched roof it would have a lower overall height. The proposed extension would also be offset from the shared boundary by at least 0.6m, maintaining a separation distance of approximately 1.4m to the living room extension. The proposed rear extension would therefore meet the criteria set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011) and are considered to have a limited and acceptable impact on No.2.
- 7.13 No.6 Pook Lane lies to the west of the application site, with the shared boundary at least 17m from the proposals and the main dwelling itself over 22m away and set at right angles to the host dwelling. The two properties are also separated by a mixture of fencing, outbuildings, and shrub planting such that there are no views between the two, and the impact from the proposals is therefore deemed to be minimal.
- 7.14 There is a small area of the north boundary that borders No.16 Emsworth Road, where the garden of this property wraps around the rear of No.2 Pook Lane. However,

this applies only to a small 5.9 stretch of fencing in the north-west corner of the site and the majority of No.16 is at least 8.5m to the north on the other side of No.2 such that the proposals would be largely obscured from views by the flint cottages. The impact to this property is therefore considered to be minimal. There are no other immediately adjacent properties.

- 7.15 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) Parking provision

- 7.16 The proposal would increase the number of bedrooms from two to three and would also remove parking provision in the existing garage. However, the agent has provided drawings demonstrating that the at least two vehicle spaces would be provided within the extended driveway, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Impact to trees

- 7.17 Whilst there are no TPO trees within the site there are several to the south boundary of the driveway leading to Nos 6 to 10 Pook Lane and 16C Emsworth Road. A visit to the site was made with the Council's Principal Arboriculturalist to better assess the potential impact of the driveway extension and it was concluded that this would not impact the TPO trees to the south. It was, however, noted that two trees within the site boundary to the south of the garage would potentially be affected. The trees in question are not subject to a TPO and were deemed not to be of high quality or a constraint to development. Nevertheless, the agent has provided revised drawings moving the extension to the driveway away from the boundary to avoid the need to remove any existing trees or planting, in line with Policy DM8.

(iv) Biodiversity Net Gain (BNG)

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

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 Place be authorised to **GRANT PERMISSION** for application APP/25/00395 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:

Block/Location Plan 24-015-01
Proposed Floor Plans 24-015-06
Proposed Roof Plan 24-015-07
Proposed Elevations 24-015-08
Proposed Site Plan 24-015-09 Rev.B
Design Statement 24-015-10 Rev. A
Heritage Statement 24-015-11

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence until details and / or samples of all external facing materials have been submitted to and agreed in writing by the Local Planning Authority. The approved materials shall be used in situ thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of preserving the historic and architectural significance of the Non Designated Heritage Asset and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 4 The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.