

DELEGATED OFFICER REPORT

PROPOSAL	Proposed loft conversion with front and rear dormers, a front bay window and a detached outbuilding located at the end of the garden.
LOCATION:	16 Bridgefoot Path, Emsworth, PO10 7EA
REFERENCE NO:	APP/25/00498
APPLICANT:	Mr Bartlett
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	09.06.2025
APPLICATION EXPIRY DATE:	04.08.2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

This application site comprises a mid terrace, two storey dwellinghouse located on the east side of Bridgefoot Path, Emsworth. The property is brick built, with a pitched roof. The site is located immediately to the east of the Mill Pond and is located within the Emsworth Conservation Area and the Chichester Harbour National Landscape.

2. Planning History

Is there any planning history relevant to the current application?

Yes

APP/17/01107

3. Proposal

Proposed loft conversion with front and rear dormers, a front bay window and a detached outbuilding located at the end of the garden.

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)

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

D1 General design

D2 Height mass and materials

D3 Layout, form and density

Emsworth Conservation Area Character Appraisal 2010

Emsworth Management Plan for Emsworth Conservation Area March 2010

Chichester Harbour AONB Supplementary Planning Document

Chichester Harbour Management Plan 2024-2025

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5. Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Assessment Conservancy Officers have no objections to the proposed outbuilding. There would be lesser visual impact to the Chichester Harbour National Landscape (NL), compared to the approval under APP/17/01107 in terms of the proportions of the dormer windows. Although the increase in the height of the replacement bow window, would appear higher in the context of the relative symmetry with No. 15 Bridgefoot Path, this is not considered such a visual impact to justify the refusal of planning permission from a NL perspective, given that the front facades of this terrace of 3 houses do not currently match one another. There would be visual impact to the CA, but overall its character and appearance would be preserved.

Recommendation: No objection, subject to approval of samples of external facing and roofing materials.

Conservation Officer

The proposal is for a loft conversion with front and rear dormers, a front bay window and a detached outbuilding located at the end of the garden. The front dormer would be a small flat roof structure, matching in style and size to the existing dormer at No. 15. The rear dormer would also be flat roof, but larger and would also match the rear

dormer on No. 15. Both dormers are subservient in scale and would retain the chimney and the majority of the existing roof slopes. Matching materials are also proposed.

A new bay window is also proposed on the front elevation to replace the existing bow window. This is also similar to the bay window on No. 15. Overall, it is considered that these works would match in style with the attached property and would not result in harm to the Emsworth Conservation Area.

A detached outbuilding is also proposed within the rear garden. This is fairly basic in its design, but subject to materials and finish, would not result in harm to the Emsworth CA.

Overall, it is considered that the proposals would not result in harm to the Emsworth CA and therefore meets the test set out in S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), and be compliant with the relevant policies in the NPPF and Local Plan.

Conclusion

NO OBJECTION subject to the following condition:

1. Details of all external materials to be provided and agreed prior to commencement of development.

Emsworth Residents Forum

We have concerns that as designed this property could be intended to be used for short term lets. The number for WCs provided (four in all) for a relatively small house suggests that possibility. We would oppose that use of the property on the grounds that the local housing market for small houses, and therefore down-sizing opportunities, will be affected by the spread of short term lets. Other than that we have no objection to the work proposed.

Case officer comment : Planning permission for a holiday let has not been applied for in this instance and therefore does not form part of the consideration for this proposal.

Ecology

Thank you for consulting me on this application. The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. The proposed works will entail substantial disruption of existing roof materials and any roof void/s below. These areas of the building may offer potential for legally protected species including bats. It is not possible for me to conclude that protected species may not be present and impacted. I would recommend that the applicant provides an ecological assessment, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment will determine whether there is any evidence of protected and notable species, and whether the proposed works are likely to result in impacts to those species.

Unless the qualified ecologist can conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures. NPPF, Circular 06/2005 and Natural England Standing Advice, require that planning decisions are based on full, up-to-date ecological information and it is

essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.

Case Officer comment : Further comment received following submission of Ecological report .

Thank you for consulting me on this application. The submitted Phase 1 Bat Survey report (J Denton, July) concludes that the building offers negligible potential for supporting roosting bats and that no further survey works are necessary

Councillor Charles Robert

No comment received

Councillor Grainne Rason

No comment received

Councillor Reuben Mychaleckyj

No comment received

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Conservation Area	23.06.2025	15.07.2025	Is in conservation area

Neighbouring properties consulted (as defined by the Statement of Community Involvement) - 7

Public comments - Number of representations received: 1

Just to say that the neighbouring property marked 17 Bridgefoot Path on the plan is actually 4 School Lane

Case officer comment : Noted thank you .

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) Impact on the Emsworth Conservation area and Chichester Harbour National Landscape
- (iv) Effect on neighbouring properties
- (v) Biodiversity Net Gain (BNG)
- (vi) Flood zone

(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 This proposal comprises a loft conversion with dormers to the front and rear elevations, a front bay window and detached outbuilding located at the end of the rear garden. The dormer proposed to the front elevation would have dimensions of approximately 1.4 metres width by 1.5 metres height and would be sited approximately level with the chimney breast, with a flat roof. The rear dormer would be larger in dimension and would similarly have a flat roof, featuring two windows which would serve a landing and the loft bedroom, as would the front dormer window. The dormers would be tile hung to match the existing roof slope.

7.4 The proposed outbuilding would be located at the end of the rear garden and would have dimensions of approximately 5.2 metres width by 3.2 metres depth and 2.3 metres height, with a flat roof. To the front (west) elevation would be two windows and a door. Proposed materials include brickwork to match existing.

7.5 The wc would also be enlarged in the existing rear extension (internal changes only).

7.6 The proposed alterations would be very similar to those at no 15 Bridgefoot Path adjacent which were approved in 2010 under APP/10/01022. The front dormer is considered to be a modest addition within the front roof slope which is widely visible from the public realm. The rear elevation is less widely visible however views are offered from School Lane to the south. The rear dormer would be set in from the side of the roof slope and up from the eaves line and is considered to be a subservient addition within the roof.

7.7 The proposed rear outbuilding similarly would not be of a size whereby it would result in overdevelopment of the site. It is noted that both nos 15 and no 4 both have outbuildings in the rear gardens also. The outbuilding, located at ground floor level, would not be highly visible from the public realm. In regards to materials, these would match the existing dwelling.

7.8 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) Impact on the Emsworth Conservation Area and Chichester Harbour National Landscape

- 7.9 The Emsworth Conservation Area is significant as it is centred around the old Georgian historic harbour side town and port, at the head of the northwest channel of Chichester Harbour, on the county boundary of Hampshire and Sussex. The Emsworth Mill Pond SINC forms part of the western boundary of the conservation area. More specifically, Bridgefoot Path is located on the eastern side of the Mill Pond and is largely characterised by late 19th and early/mid-20th century development.
- 7.10 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act requires local planning authorities (LPAs) – when considering whether to grant planning permission for development which affects a conservation area – to have special regard to the desirability of preserving and/or enhancing the character and appearance of that area. In terms of local planning policy, the development plan requires development proposals to; conserve and enhance statutory heritage designations; and be designed to a high standard which identifies and responds positively to existing natural, historic, or local character – see Policies CS11, CS16(1a), and DM20 in the Havant Borough Local Plan.
- 7.11 Havant's Heritage Officer has been consulted in relation to this proposal and has no objection to uphold subject to material samples being provided. The Chichester Harbour Conservancy have also been consulted and do not object subject to the provision of material samples. The applicant has confirmed that the proposed materials would include Marley Concrete Plain tile in Old English Dark Red and brickwork in Regency as stipulated in the Material Schedule. These have been reviewed by Havant's Heritage Officer and are considered to be acceptable.
- 7.12 The proposal would preserve the character and appearance of the Conservation Area and there would be no material harm to its significance. The proposal would conserve the special characteristics of the National Landscape (AONB), it would accord with the Chichester Harbour AONB Supplementary Planning Document (SPD) and the Chichester Harbour Management Plan 2024-2025. The proposal would accord with Policies CS11, CS12 and CS16 of the HBLP (Core Strategy) and ENP_D1 and ENP_H1 of the Emsworth Neighbourhood Plan. Furthermore, it would accord with the requirements of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

(iv) Effect on neighbouring properties

- 7.13 To the north of the application site is no 15 Bridgefoot Path which directly adjoins no 16. The dormer is not considered to result in unacceptable overlooking towards the private amenity spaces at no 15. The outbuilding would be located at the end of the garden and is not considered to result in overshadowing or overlooking back towards no 15.
- 7.14 To the south is no 4 School Lane. No harmful impact has been identified to the amenities of this property.
- 7.15 To the rear (east) of the application site is no 3 School Lane. Whilst the rear dormer would provide additional outlook from existing, there would remain 24 metres approximately separation distances between the two properties which meets the requirements of the Havant Borough Design Guide.
- 7.16 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.

(v) Biodiversity Net Gain (BNG)

7.17 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain. The Council's Ecologist has been consulted on the application and has reviewed the submitted bat survey and is satisfied that there would be no material risk to protected species.

(vi) Flood zone

7.18 The site is located within Flood Zone 3 . The applicant has therefore provided a Flood Risk Assessment whereby it stipulates the lack of additional habitable space at ground floor level. Mitigation measures have been provided and this also notes that the outbuilding would be non habitable and located on a raised ground level.

8 Conclusions

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area including the Emsworth Conservation Area and Chichester Harbour National Landscape, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00498 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:

08 Jul 2025	9106.25.3	AMENDED PROPOSED ELEVATIONS AND SECTION
09 Jun 2025	9106.25.0	BLOCK PLAN
09 Jun 2025		LOCATION PLAN
09 Jun 2025		FLOOD RISK ASSESMENT
09 Jun 2025	9106.25.2	PROPOSED FLOOR PLANS
09 Jun 2025		DESIGN AND ACCESS STATEMENT
09 Jun 2025		HERITAGE STATEMENT
Phase 1 Bat Survey – Dr Jonty Denton July 2025		
Materials Schedule uploaded on the 28.08.2025		

Reason: - To ensure provision of a satisfactory development.

3) The external materials used shall be as indicated on the submitted plan labelled 'Materials Schedule' unless otherwise agreed by the Local Planning Authority.

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:

GR1 Granted Perm Working with Applicant

In accordance with paragraphs 38-50 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 sought and were provided with pre-application advice,

You were updated about issues after the initial site visit,

Your application was acceptable as submitted and no further assistance was required.