

DELEGATED OFFICER REPORT

PROPOSAL	Ground floor rear living room extension, ground floor side bay window replacement, first floor side extension and new rooflight to central hallway.
LOCATION:	Jacaranda, Lane End Drive, Emsworth, PO10 7JH
REFERENCE NO:	APP/25/00571
APPLICANT:	Mr FitzGerald
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	16/09/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 Jacaranda is a two-storey detached dwelling located to the south-east corner of the junction of Lane End Drive and Havant Road. The property is finished in face brickwork with timber cladding to the entrance porch and white uPVC fenestration under a barn hipped plain tile roof. The site is set back from Havant Road behind a grass verge and pedestrian footpath and is accessed from Lane End Drive, which is a private road. The frontage to the north of the dwelling has been gravelled to form a driveway and parking area. The private garden has been mostly laid to lawn and wraps around the house to the south and west, so that part of the garden is adjacent to Lane End Drive. The rear of the garden is approximately 8m long and 20m wide, projecting some 6m past the side wall of the dwelling. The boundaries adjacent to Havant Road to the north and Lane End Drive to the west have low brick walls with screen planting behind, and the boundaries to the south and east have 1.8m high close-boarded fencing. The property has previously been extended with a single storey garage under APP/20/00663. It is noted that several trees were identified on the proposed plans at the time within the driveway area and that the approval included conditions to protect the trees during construction works and to plant an evergreen hedge to the east boundary.
- 1.2 The area surrounding the subject site is predominantly residential, with two storey dwellings in a variety of styles and materials and no set rhythm of development. There is a driveway immediately to the south of the site leading to the garage at No.12 Havant Road.

2. Planning History

Is there any planning history relevant to the current application?

APP/20/00663 - Single storey side extension to form garage. Permitted

APP/20/00434 - Application for Lawful Development Certificate relating to proposed single storey side extension to form a garage. Withdrawn

3. Proposal

Ground floor rear living room extension, ground floor side bay window replacement, first floor side extension and new rooflight to central hallway.

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

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

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Emsworth Residents Forum

No comments received.

Arboriculturist, Tree Team

No Arb objections.

Ecologist, Planning Policy

The application is accompanied by a Bat Scoping Report (The Ecology Co-op, April 2025). Following an internal and external visual investigation, the buildings on site were assessed as offering no bat roosting potential. I am satisfied that this report provides an appropriate level of survey effort and that no further action is necessary.

The report includes recommendations for specific measures to avoid harm to bats and to provide enhancement features within the site. I would support these measures, specifically the use of sensitive lighting and the installation of a single bat roost box.

If you were minded to grant permission, I would recommend that all mitigation and enhancement measures are secured through condition of any consent.

Development shall proceed in accordance with the ecological enhancement measures within the Bat Scoping Report (The Ecology Co-op, April 2025) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological enhancement in accordance with the Environment Act 2021, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.

Officer Comment

The recommended condition has been included.

Councillor Mark Coates

No comments received.

Councillor Peter Oliver

No comments received.

Councillor Netty Shepherd

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: 7

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Effect on neighbouring properties
- (iv) Parking provision
- (v) Impact on trees and ecology
- (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

7.3 The proposals include the removal of an existing ground floor canopy roof to the side of the garage, a proposed first floor addition above the garage, a replacement bay window, and a single storey extension to the rear of the property. The first floor addition would provide an additional bedroom with an en-suite bathroom and the ground floor additions would extend the existing living space. New rooflights are proposed within the extended roof.

7.4 The proposed first floor addition would sit above the garage, projecting from the side of the host dwelling by approximately 4m and covering the entire side wall, which is some 8m in length. It would match the ridge height of the host dwelling, being approximately 8.5m in height, and would have a barn hip roof to match the existing roof form. The end wall of the proposed extension would be approximately 2m from the east boundary and 3.25m from the side wall of No.12 adjacent. Whilst the first floor addition would result in less separation between the host dwelling and No.12, there is no set rhythm of development within this section of Havant Road and it is noted that the separation distance would be similar to that between Nos. 35/37 and 39/41 Valetta Park. A partial street elevation was provided to better indicate the relationship between properties and satisfactorily demonstrates that the proposed addition would not result in an inappropriate terracing effect, particularly with the removal of the ground floor canopy roof. Materials for the addition would be brick, fenestration, and tiling to match the host dwelling and the design would give the house a symmetrical appearance centred around the existing entrance door. The site is also well set back from the road such that the addition would not appear overly prominent within the street scene. The proposed first floor addition is therefore considered to be acceptable.

- 7.5 The proposed rear extension would be approximately 2m in length and 8m in width, spanning the rear of the original host dwelling. It would pitch back against the host dwelling with a maximum height of approximately 3.4m. As the site is situated on a corner, this element of the proposals would be visible from Lane End Drive. It would, however, be set well back within the site, at least 6m from the west boundary, and behind existing screen planting and 1.8m high fencing. The proposal would be set approximately 5.6m from the south boundary, although given the width of the garden it is considered that adequate amenity space would be retained. The materials proposed would be vertical timber cladding with timber frame windows and plain clay tiles in a reddish brown similar to those of the host dwelling to the roof. The agent has provided further details on the materials indicating that the cladding would be Russwood Abodo Vulcan Vertical Grain, which weathers naturally from a light warm brown to a light grey and would be similar in appearance to the existing timber cladding and frame to the existing porch, albeit with a vertical design. The proposed rear extension is therefore considered to be acceptable.
- 7.6 The proposed replacement bay window would be approximately 2m in length and 3.2m in width, with a maximum height of approximately 3m. The replacement bay would be similar in width to the existing bay but approximately 1.15m longer and 0.35m taller. It would be visible on entering the site over the hedging that separates the driveway from the side garden, however it would otherwise be largely screened from public view by the existing boundary hedge. The materials proposed would be timber frame and vertical timber cladding to match the proposed rear extension. Given the relatively modest addition in size and that the materials would be similar in appearance to those of the existing porch, the proposed replacement bay is considered to be acceptable.
- 7.7 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

- 7.8 No.12 Havant Road is a detached dwelling to the east of the site with west facing windows at both ground and first floor level. The ground floor windows serve secondary windows to a lounge and dining area and at first floor there are secondary windows to bedrooms. It was noted during a site visit that outlook and light to the ground floor windows is already restricted by the existing garage and that all the rooms affected have larger primary windows or doors facing to the front or rear of the house. A Neighbouring Daylight and Sunlight Study has been provided to ascertain potential loss of light and the 3D modelling images within the report are also helpful in assessing potential loss of outlook. No.12 is set slightly further back from the road than the host dwelling so that whilst the proposed first floor addition would have an impact on the smaller secondary windows to the front bedroom the larger window to the rear bedroom would retain a reasonable outlook with limited loss of light. No side facing windows are proposed within the first floor addition and the proposed ground floor extensions would be set well away from No.12 with no east facing fenestration. The impact to this property is therefore considered to be limited and acceptable.

- 7.9 Westerley is a detached property to the south of the driveway belonging to No.12, which runs along the rear of the site. Westerley is set at a right angle to the host dwelling with windows to a hall and W.C. facing north at ground floor and a stairwell window at first floor. The original house has previously been extended to the rear such that the private garden area is immediately to the rear of No.12 rather than the application site. Consequently the proposals are considered to have a limited and acceptable impact on this property.
- 7.10 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

- 7.11 The proposals would increase the number of bedrooms from two to three. There is also an existing study at first floor large enough to be used as a bedroom and therefore sufficient parking for three vehicles is required. The agent has provided a parking plan indicating that at least three vehicles can be accommodated within the existing driveway, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Impact on trees and ecology

- 7.12 As tree protection measures were required for a previous application on this site, a visit was made with the Council's Arboriculturist. Following the visit the Arboriculturist concluded that the proposals would not impact existing trees within the site and has raised no objection. A Bat Scoping Report was also provided and has been reviewed by the Council's Principal Ecologist. The findings and recommended measures are supported and a condition has been included to ensure the work is carried out in line with the Bat Scoping Report. The proposals are therefore deemed to be in accordance with policies DM8 and CS11.

(vi) Biodiversity Net Gain (BNG)

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

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, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9. RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00571 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:

Site Location Plan 033 (SI) 01 P-01
Proposed Block Plan 033 (SI) 02 P-02
Proposed Ground Floor Plan 033 (GA) 00 P-01
Proposed First Floor Plan 033 (GA) 01 P-01
Proposed Roof Plan 033 (GA) 02 P-01
Proposed North Elevation 033 (GE) 01 P-01
Proposed South Elevation 033 (GE) 02 P-01
Proposed West Elevation 033 (GE) 03 P-01
Proposed East Elevation 033 (GE) 04 P-01
North Elevation – Street 033 (GE) 01 P-03
Bat Scoping Assessment
Tree Statement
Neighbouring Daylight and Sunlight Assessment
Emails of 29th September confirming proposed materials

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, emails dated 29 September 2025, 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.

- 4 Development shall proceed in accordance with the ecological enhancement measures within the Bat Scoping Report (The Ecology Co-op, April 2025) unless otherwise agreed in writing by the Local Planning Authority.

Reason: to provide ecological enhancement in accordance with the Environment Act 2021, NPPF, NERC Act 2006 and Policy CS11 of the Havant Borough Core Strategy March 2011.

Informatives:

- 1 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.