

DELEGATED OFFICER REPORT

PROPOSAL	Proposed porch extension.
LOCATION:	14 Brent Court, Emsworth, PO10 7JA
REFERENCE NO:	APP/25/00778
APPLICANT:	Dr Michael Miles
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	22/10/2025
APPLICATION EXPIRY DATE:	09/10/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 14 Brent Court is a detached two storey property on the northern side of Brent Court. The road leads west from Beach Road before dividing north and south to several clusters of dwellings and the site is within the southern part of the road. The main house is finished in a reddish brown multi brick and ground floor with warm brown tile hanging above and white uPVC fenestration under a hipped plain tile roof with rooflights to a converted loft space. The entrance to the property is framed by an open gable ended porch formed of brick piers with tile hanging to the gable end. The site is open to the road with a frontage that has been mostly laid to lawn and a driveway and single detached garage to the west boundary.
- 1.2 The area immediately surrounding the application site is residential and is comprised of properties of a similar age but in differing styles and materials.

2. Planning History

Is there any planning history relevant to the current application?

No relevant history.

3. Proposal

Proposed porch extension.

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

Havant Borough Local Plan (Allocations) July 2014
AL1

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**

Councillor Reuben Mychalecky No comments received.
Councillor Grainne Rason No comments received.
Councillor Charles Robert 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: 10

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) 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 proposal is to replace the existing open porch with an enclosed porch. The proposed porch would be approximately 3.5m in height, 2.45 wide, and would project from the front of the host dwelling by approximately 1.4m with the roof overflying the end wall on brackets by a further 0.5m. The roof would be gabled, similar to the existing porch, and the proposal would be finished in brickwork, hanging tiles, and roof tiles to match the host dwelling, although the fenestration framework and doors are proposed in anthracite grey. Whilst the fenestration / door colour would differ from the main house, the proposals are on a small scale and it is noted that properties immediately to the north of the site also have dark framed fenestration. The proposed porch would be set approximately 4.4m from the front boundary of the site and would not affect existing parking arrangements. It is also noted that the immediately adjacent property at No.15 has a very similar, existing enclosed porch. The proposal is therefore considered to be acceptable in terms of design and appearance.

7.4 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

- 7.5 To the east is No.15 Brent Court. The two properties are separated by the driveway of No.15 and, although the boundary wall between the dwellings is only approximately 0.65m high, there is also an approximately 2m high hedge that projects forward of the host dwelling by approximately 2.5m. The drawings provided indicate that the proposed east facing side windows would be fixed and obscure glazed up to 1.7m above finished floor level, although given that the driveway and front garden of No.15 is already visible from the public realm the impact upon neighbour privacy would be minimal. The proposed porch would be at least 5m from the shared boundary and is overall considered to have a limited and acceptable impact on No.15.
- 7.6 No.12 Brent Court lies to the west and at an angle to the host dwelling. The two properties are separated by a low brick wall, with the driveway of the host dwelling adjacent to the shared boundary such that the proposed porch would be set at least 7.5m away. A high-level obscured window is proposed to the west elevation, although similarly to above the proposed window would have no direct views towards the primary windows or private amenity space of No.12. Consequently, the proposals are considered to have a limited and acceptable impact on this property.
- 7.7 To the north and rear are Nos.16 and 17 Brent Court. The proposed porch would be located to the south of the existing host dwelling and as such would not be visible from these properties.
- 7.8 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) Biodiversity Net Gain (BNG)

- 7.9 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/25/00778 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:

Location Plan
Block Plan
Proposed Front Porch Plan View
Proposed Front Porch Front View
Proposed Front Porch Side Views

Reason: To ensure provision of a satisfactory development.

- 3 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 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:

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