

DELEGATED OFFICER REPORT

PROPOSAL	Non material amendment to planning application APP/22/01148 relating to changes to interior layout. Installation of lead flashing to 2Nr front chimneys, re-render rear chimney, repaint façade from beige to yellow (to match Fat Olives, 30 South Street).
LOCATION:	8 South Street, Emsworth, PO10 7EH
REFERENCE NO:	APP/25/00361
APPLICANT:	Mr Ware
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	04/06/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	
	Approve with Conditions

1. Site Description

{{OfficerReport.arcusbuiltenv__Site_Description__c}.html}

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

[Planning Application - GEN/16/00695](#)

3. Proposal

Non material amendment to planning application APP/22/01148 relating to changes to interior layout. Installation of lead flashing to 2Nr front chimneys, re-render rear chimney, repaint façade from beige to yellow (to match Fat Olives, 30 South Street).

4. Policy Considerations

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Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty
Havant Borough Local Plan (Core Strategy) March 2011
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade:
Conservation Area:

5. **Statutory and Non Statutory Consultations**

Natural England
Natural England

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
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Number consulted:

Public comments - Number of representations received:

[List comments or summarise issues raised]

{{PublicComments.arcshared__Text__c}}

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

- 7.1 {{OfficerReport.arcusbuiltenv.arcusbuiltenv__Appraisal__c}.html}
- {{OfficerReport.arcusbuiltenv__Principle_of_Development__c}.html}
- {{OfficerReport.arcusbuiltenv__Design__c}.html}
- {{OfficerReport.arcusbuiltenv__Impact_on_Neighbouring_Amenity__c}.html}
- {{OfficerReport.arcusbuiltenv__Other_Considerations__c}.html}
- {{OfficerReport.arcusbuiltenv__Conclusion__c}.html}

9. **RECOMMENDATION:**

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00361

Conditions:

1	The development hereby permitted shall be carried out in accordance with the following approved plans: Floor Plans Proposed sheet 1 – 535 PL05 P4 Reason: - To ensure provision of a satisfactory development.
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Informatives:

2	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, You were updated about issues after the initial site visit and clarification on proposed colour schemes was provided.
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1. Site Description

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2. Planning History

Is there any planning history relevant to the current application?

Yes/No

[Planning Application - GEN/21/00865](#)

3. Proposal

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Natural England

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{{Publicity.RecordType.Name}}	{{Publicity.arcusbuiltenv__Site_Notice_Details__c}}	{{Publicity.arcusbuiltenv__Start_Date__c}}	{{Publicity.arcusbuiltenv__End_Date__c}}	{{Publicity.arcusbuiltenv__Reason__c}}

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Public comments - Number of representations received:

[List comments or summarise issues raised]

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Yes/No

[Planning Application - GEN/21/00952](#)

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2. Planning History

Is there any planning history relevant to the current application?

Yes/No

[Planning Application - GEN/21/01020](#)

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5. **Statutory and Non Statutory Consultations**

Natural England
Natural England

6. **Publicity and Community Involvement**

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2. Planning History

Is there any planning history relevant to the current application?

Yes/No

[Planning Application - GEN/21/01045](#)

3. Proposal

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2. Planning History

Is there any planning history relevant to the current application?

Yes/No

[Planning Application - GEN/21/01232](#)

3. Proposal

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Natural England
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Is there any planning history relevant to the current application?

Yes/No

[Planning Application - GEN/22/00035](#)

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Yes/No

[Planning Application - APP/22/01148](#)

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REFERENCE NO:	APP/25/00361
APPLICANT:	Mr Ware
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	04/06/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	
	Approve with Conditions

1. Site Description

{{OfficerReport.arcusbuiltenv__Site_Description__c}.html}

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

[Planning Application - APP/22/01149](#)

3. Proposal

Non material amendment to planning application APP/22/01148 relating to changes to interior layout. Installation of lead flashing to 2Nr front chimneys, re-render rear chimney, repaint façade from beige to yellow (to match Fat Olives, 30 South Street).

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
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade:
Conservation Area:

5. **Statutory and Non Statutory Consultations**

Natural England
Natural England

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
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Number consulted:

Public comments - Number of representations received:

[List comments or summarise issues raised]

{{PublicComments.arcshared__Text__c}}

Material planning considerations are addressed in Section 7.

7 **Planning Considerations**

- 7.1 {{OfficerReport.arcusbuiltenv.arcusbuiltenv__Appraisal__c}.html}
- {{OfficerReport.arcusbuiltenv__Principle_of_Development__c}.html}
- {{OfficerReport.arcusbuiltenv__Design__c}.html}
- {{OfficerReport.arcusbuiltenv__Impact_on_Neighbouring_Amenity__c}.html}
- {{OfficerReport.arcusbuiltenv__Other_Considerations__c}.html}
- {{OfficerReport.arcusbuiltenv__Conclusion__c}.html}

9. **RECOMMENDATION:**

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00361

Conditions:

1	The development hereby permitted shall be carried out in accordance with the following approved plans: Floor Plans Proposed sheet 1 – 535 PL05 P4 Reason: - To ensure provision of a satisfactory development.
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Informatives:

2	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, You were updated about issues after the initial site visit and clarification on proposed colour schemes was provided.
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DELEGATED OFFICER REPORT

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REFERENCE NO:	APP/25/00361
APPLICANT:	Mr Ware
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	04/06/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	
	Approve with Conditions

1. Site Description

{{OfficerReport.arcusbuiltenv__Site_Description__c}.html}

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

[Planning Application - GEN/23/00905](#)

3. Proposal

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7 **Planning Considerations**

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- {{OfficerReport.arcusbuiltenv__Principle_of_Development__c}.html}
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