

DELEGATED OFFICER REPORT

PROPOSAL	Demolition of existing conservatory and outhouse. Proposed extension in courtyard. Alteration of existing roof at rear of property to allow for pitched roof for new extension
LOCATION:	3 School Lane, Emsworth, PO10 7ED
REFERENCE NO:	APP/25/00776
APPLICANT:	Alexandra Ehrmann
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	31/10/2025
APPLICATION EXPIRY DATE:	02/10/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	GRANT PERMISSION

1. Site Description

This application site comprises a two storey, semi detached dwellinghouse located on the north side of School Lane, Emsworth. The property is of brick and tile construction. There is an existing, pitched roof conservatory and brick outhouse at the rear. The site is located within the Emsworth Conservation Area.

2. Planning History

None relevant

3. Proposal

Demolition of existing conservatory and outhouse. Proposed extension in courtyard. Alteration of existing roof at rear of property to allow for pitched roof for new 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.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document 2017

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5. Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour Conservancy's Response :

NO OBJECTION WITH CONDITIONS:- 1) Internal blinds to roof lights to avoid upwards light pollution into the Dark Skies of Chichester Harbour National Landscape Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Conservation Officer

The proposal is for the demolition of the existing conservatory and outhouse and the replacement of this with a new single storey extension which would extend out from the main house. It would be constructed from brick and tile to match the main house and include an aluminium bifold door and a traditional timber door for the utility room and a roof light window in the hipped section of the roof.

Overall, the structure would be sympathetic to the traditional character of the main house in terms of massing and scale and would utilise matching materials and would therefore not result in harm to the significance of the Emsworth CA.

Conclusion

The proposal 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 is considered to be in accordance with the relevant policies in the NPPF and adopted Local Plan.

NO OBJECTION subject to the following condition:

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

Emsworth Residents Forum

No comment received .

Tree Officer

No objection 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
Press Advert	Public Notice 31st October	10/10/2025	31/10/2025	Is in conservation area

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

Number consulted: 9

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/
Conservation area and Chichester Harbour National Landscape
- (iii) Effect on neighbouring properties
- (iv) Trees

- (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.

7.3 As the site lies within Emsworth Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Appropriateness of design and impact on the character of the area/
Conservation area and Chichester Harbour National Landscape

- 7.4 This proposal comprises the demolition of the existing conservatory and outhouse and replacement with a single storey rear extension in the rear courtyard with a pitched roof. The extension would have a depth spanning to the rear of the site curtilage and a width of approximately 4 metres. It would have a pitched roof with a ridge height of approximately 6.4 metres and an eaves height of 4.4 metres. This space would allow for a dining room served by bi-fold doors to the side (west) elevation and to the rear would be a bathroom and utility room, with the utility room accessed via a door to the west elevation. There would be 3 rooflights to the side (west) elevation and one rooflight to the rear elevation. Materials would be finalised via planning condition.
- 7.5 The proposed extension is considered to be both in keeping with and subservient to the host dwelling in regards to its scale and appearance . The extension would not be visible from the public realm due to its siting to the rear of the site . The proposal is therefore considered to accord with Policies CS16 and CS11 of the Havant Borough Local Plan as well as the Emsworth Neighbourhood Plan Policies H1, D1 and D2 and policy DM20 of the Havant Borough Allocations Plan.
- 7.6 The site is located within the Emsworth Conservation Area and therefore Havant's Heritage Officer has been consulted in relation to this proposal. No objection has been raised subject to the implementation of the materials sample condition applied with samples to be provided prior to above ground construction taking place. As a result, insofar as the statutory duties imposed by Section 72 (1) of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving the character or appearance of the Conservation Area are satisfied.
- 7.7 The site is located within the Chichester Harbour National Landscape and therefore the Chichester Harbour Conservancy have been consulted on this proposal. They have raised no objection subject to the fitting of internal blinds in order for the proposal to be in accordance with the Dark Skies Policies within the National Landscape area . In this instance it is understood that this condition would be difficult to enforce, also noting the particular context of the site within the built up area and sited at ground floor height . The applicant is directed to an informative in this instance .

(iii) Effect on neighbouring properties

- 7.8 To the east of the application site is no 2 School Lane . There is a window located to the rear of the property at no 2 which is sited close to the shared boundary with no 3. It is noted that the proposal would result in an increased building depth of an additional 2.4 metres (approximately). Whilst it is noted that there would be some impact in regards to an increased sense of enclosure from the increased building line, the roof height would also be reduced as the existing roof height comes to approximately 6 metres height alongside the boundary whereas this proposal would result in an eaves height of approximately 4.4 metres height along the length of the shared boundary. For this reason it is considered that the reduction in height would go some way in reducing the impact of the extension on this window and therefore, on balance, the impact is considered to be acceptable.
- 7.9 The extension would be sited away from properties to the north and west and no harm to these properties have been identified.

(v) Trees

7.10 There is a tree located to the rear of the site outside of the site curtilage. Havant's Arboricultural officer has been consulted and has no objection to uphold .

8 Conclusions

8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring properties, the streetscene and the character of the area and is therefore considered to be appropriate and recommended for approval.

9. **RECOMMENDATION:**

That the Executive Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00776

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:

A04 REV 1 Block plan

Design and Access Statement uploaded 30.09.2025

Location plan produced on the 28.07.2025

A12 REV 1 Proposed elevations

A11 REV 1 Proposed floor plans

Reason: To ensure provision of a satisfactory development.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory in the Conservation Area and having due regard to policies CS11 and 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:

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

As per the comments made by the Chichester Harbour Conservancy the applicant is instructed to install internal blinds to roof lights where possible to avoid upwards light pollution into the Dark Skies of Chichester Harbour National Landscape.