

DELEGATED OFFICER REPORT

PROPOSAL	Two storey rear and side extensions, single storey rear extension, removal of chimney, changes to front porch, addition of flue, insertion of rooflights, changes to external materials on rear and side elevations, changes to fenestration. Alterations to and enlargement of existing workshop building
LOCATION:	11 Record Road, Emsworth, PO10 7NS
REFERENCE NO:	APP/25/00706
APPLICANT:	Mrs E West
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	11/11/2025
APPLICATION EXPIRY DATE:	31/10/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

The application site relates to a detached, gable fronted, two storey dwelling constructed of red brick with slate roof. The property has an attached single storey side extension that provides a garage used as a store. Other additions include a single storey pitched roof extension to the rear, sited at the southern end; and a flat roofed single storey rear extension at the northern end, with a recessed patio space between. In addition there is a wooden shed sited against the northern boundary and close to the rear of the single storey additions.

It is an older style dwelling set at the end of a row of other similar detached gable fronted dwellings, all having side separations contributing to a spacious setting to the street scene. Notably most of these dwellings only have single storey side extensions retaining the first-floor sense of space between dwellings. However, the site is immediately adjacent a pair of semi's, numbers 7 and 9, which are constructed closer to the side boundaries.

The frontage of the site includes a low brick wall with hedge and is paved for the parking of up to 3 vehicles. The rear of the site is enclosed with a mix of brick walling and close boarded fencing. An existing large timber shed with pitched roof is sited close to the north eastern corner of the garden. Beyond the rear garden boundary is a more modern detached two storey dwelling, set at an angle at the end of the cul-de-de-sac in Highland Road. This boundary has recently been cleared of former trees and shrubs.

2. Planning History

APP/23/00535 – two storey rear and side extensions and alterations to the fenestration. Permitted 29/09/2023

APP/25/00339 - Three storey rear extension with associated ridge height raising, loft conversion, single storey rear extension, side extension to southern (side) elevation,

front canopy, front porch, flue, solar and photovoltaic panels, changes to fenestration, alterations to external materials. Withdrawn 15/07/2025

3. Proposal

Two storey rear and side extensions, single storey rear extension, removal of chimney, changes to front porch, addition of flue, insertion of rooflights, changes to external materials on rear and side elevations, changes to fenestration. Alterations to and enlargement of existing workshop building.

During the course of determining this application amended plans have been received, adding a full hipped roof and setting the side extension back from the front façade slightly.

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 Local Plan (Core Strategy) March 2011

CS16 – High Quality Design

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)

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Emsworth Residents Forum – On Original Plans:

This is a proposal for a very large extension to the existing property. We believe that it may be in breach of the design guidelines set out in the Havant Design Guide (2011) which, in dealing with side extensions, states in para 5.38:

It is important that gaps are retained between buildings. This helps form the pattern of development in an area, which in turn influences local character. Therefore, side extensions which have a negative effect on the gap between buildings should be resisted. This is particularly important for two storey extensions, which can also cause adverse effects on neighbouring properties, such as overshadowing. In general, the extension should not be closer than two metres from the boundary with neighbouring properties.

This guideline refers specifically to the gaps between buildings. It is unclear from the plans provided what the planned gap between this property extension and its neighbour is proposed. However the mass of the new extension on the rear of the property would have a potentially significant impact on its neighbouring properties to each side.

Para 5.37 of the same guidelines states that: Two storey extensions should be set back behind the main building line. The intention of this guideline is to ensure that the original building remains the primary focus of the design, so that "the extension remains subservient to the main building..."(para 5.37). In the case of this design where the extension is large compared to the original, it is in any event, difficult to maintain this distinction.

ERF Re-consulted on amended plans, but no further comment received

Ecologist – none 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.

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

Number consulted: 9

1 letter received:

My objections are in relation to the plans to extend the workshop at the rear of the property, main concern with the current submission is the proximity to the boundary to the rear of the property and therefore the potential impact on daylight with the increase in height within the plan to the property that shares this boundary. There were previously trees/bushes which provided an initial element of privacy between the property at the rear of the garden but these were recently removed. As mentioned, the increase in size, positioning it closer to the boundary and also the increase in height will have an impact on outlook and a potential impact on daylight to the property at the rear of this property

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
- (v) CIL
- (vi) 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. In this instance the planning history is relevant as the scale of extensions previously approved under extant permission APP/23/00535 becomes the fall-back position. In that approval a two-storey wrap-around rear and side extension was approved having a length of 5.8m and width of 8.2m.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 As originally submitted the two-storey side extension was not recessed back, the roof had a gable end, and as such lacked any subserviency and did not comply with the adopted Borough Design Guide SPD on extensions. Furthermore, the proximity to the side boundary and adjacent dwelling resulted in the 'terracing effect' with minimal gap between roofs, being out of keeping with the more spacious character of the road.
- 7.4 Amended plans have been submitted to overcome these issues. A full hipped roof has been added, and the front first floor side extension recessed back slightly. The garage door has also been centralised. From the street scene the front elevation is now appropriately subservient and of a design that is in keeping with the original features of the host dwelling.
- 7.5 The footprint of the side elevation remains tapered and close to the side boundary (following the line of the existing garage) and hence the side separation to number 9 would only be just over a metre. However, the full hipped roof would create a sense of separation at roofscape level, and it is noted that the siting of number 11 is immediately adjacent a pair of semi's where the character of the road changes from detached dwellings with side separation to the tighter knit semi's. On this basis the loss of the gap at first floor level below the hipped roof would be seen with the adjacent semi's and not disrupt the pattern of separation between detached properties.
- 7.6 Whilst the design and materials at the rear of the property are proposed to be more contemporary, at the front, the design, including materials and window proportions, would replicate and match the original house. The proposal includes the loss of the chimneys, and it is noted that other properties in the road have already removed them. Since the site is not within a conservation area, then the removal of the chimneys is in fact permitted development.
- 7.7 Overall, in street scene terms the external appearance of the amended proposal would be in keeping with the host dwelling and retain a sense of spaciousness appropriate to the character of the road. It is considered that the design and appearance of the amended front elevation is appropriate to the context of the host dwelling and street scene, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). The introduction of more contemporary materials and design at the rear would not adversely impact the wider character of the area. 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 In terms of the rear wrap-around extension the current proposal is identical in size and scale at first floor level, but includes an extra 2m in length at ground floor level. Therefore, the mass and bulk of the first-floor element has previously been considered under APP/23/00535. The current plans do demonstrate that the 45-degree code from the neighbouring property at number 9 continues to be met at first floor level.
- 7.9 The additional ground floor length would only project about 1.2m beyond the existing single storey addition at the northern end of the house, and the similar rear extension

at the adjacent dwelling, number 13. Due to the extra length the plans indicate the removal of the shed sited close to the rear of the dwelling, and the loss of this outbuilding close to the shared boundary would open up the outlook and aspect from number 13, mitigating for the marginal additional length.

- 7.10 The window sizes and proportions in the side and rear elevations have changed slightly from those approved under APP/23/00535 but largely remain the same. One additional first floor window in the north elevation is proposed resulting in two windows, one serving a bathroom and one the landing – the bathroom one is shown as being obscure glazed. It is not considered that any adverse overlooking would result from these windows. There is also an additional first floor window in the rear of the new side element. This has the potential for some overlooking to the rear sitting out area of number 9, and since it is not providing the only light to the bedroom, it has been agreed to obscure glaze it.
- 7.11 With respect to the proposed rooflights, the majority would be above ceiling height and not enable views out. The three in the south elevation, on the lower part of the asymmetric roof, have been confirmed by the agent as capable of being set with their eave heights 1.7m above finished floor level, and to avoid any overlooking towards number 9 then this is considered necessary to condition.
- 7.12 With respect to the proposed enlargement of the rear outbuilding, this would be enlarged by 1.4m to the north and 1.2m to the east, taking it closer to the side and rear boundaries. The eaves height would remain the same at 2.2m high, and the height to ridge would increase slightly from 3.15m to 3.4m. It would continue to be used as a workshop and garden store.
- 7.13 Since the shed is within 2m of the boundary and higher than 2.5m, then it exceeds permitted development criteria and must be assessed as part of this application. There is a standard 2m high close boarded fence on the eastern boundary and as such would only marginally project above this fence line at eaves height. The roof is pitched away from the boundary, and as a result would be unlikely to be overbearing or enclosing to the outlook from number 80. Whilst it is appreciated that some vegetation has been recently removed from this boundary making the rear of the application site more exposed than previously, the enlarged structure would nevertheless not be so harmful to neighbouring amenity to warrant a reason for refusal. The outbuilding is intended as a private workshop for the applicant, (not a business) but it is considered appropriate to condition its use for private and domestic use only for ancillary purposes, to protect neighbouring amenity.
- 7.14 Overall, it is considered that the proposal will not appear overbearing or lead to harmful 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).

(iv) Parking

- 7.15 The proposal requires 3 parking spaces under the requirements of the Council's Parking Standards SPD and these are provided to the front of the property.

(v) CIL

- 7.16 Whilst the extensions are significant, so too is the amount of demolition and overall the net gain in floorspace is less than 100 sqm and so the development is not CIL liable.

(vi) BNG

- 7.17 With respect to BNG, as a householder application the development is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The amended 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 Development Manager^v be authorised to Approve with Conditions for application APP/25/00706

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:

2503RE_000 LOCATION PLAN

2503RE_001 Revision 001 AMENDED BLOCK PLAN

2503RE_100 Rev 001 AMENDED GROUND FLOOR PLAN

2503RE_101 Rev 001 AMENDED FIRST FLOOR PLAN

2503RE_103 Rev 001 AMENDED WEST ELEVATION

2503RE_104 Rev 001 AMENDED SOUTH ELEVATION

2503RE_105 Rev 001 AMENDED EAST ELEVATION

2503RE_106 Rev 00 AMENDED NORTH ELEVATION

2503RE_102 Rev 001 AMENDED ROOF PLAN

2503RE_002 Rev 001 AMENDED STREET SCENE

2503RE_107 Rev 00 AMENDED WORKSHOP PLANS

Reason: - To ensure provision of a satisfactory development.

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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.

4. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the first floor on the north elevation, and the window in the first floor of the east elevation serving bedroom 4, shall both be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5. The proposed rooflights in the first floor south facing roofslope shall have a minimum eave height of 1.7m measured from finished floor level.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

6. The detached outbuilding hereby permitted shall not be used for any business use and shall be used solely for purposes ancillary to the occupation and enjoyment of the existing dwelling.

Reason: To protect the amenity of neighbouring residents and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

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 were updated about issues after the initial site visit, amended plans requested and forthcoming, making your proposal acceptable.