

Design and Access Statement – 10 Nore Farm Avenue, Emsworth PO10 7NA

Produced by Maisie Durrant MCIAT of DU. Architecture, November 2025



Proposed Design

This application seeks approval for a minor amendment to the previously permitted rear extension under reference **APP/22/00781**, increasing the depth from 4.5 meters to 5 meters. The proposed change represents a modest and proportionate adjustment that does not alter the fundamental character, appearance, or intent of the approved scheme. The previous application was approved in 2022.

The front elevation will remain the same as previously approved, with alterations to the garage wall along the boundary (making this straight to make construction more efficient). Most of the internal layout remains like the previous application with a few internal alterations to the rear left side of the dwelling.

The rear extension, which was previously approved, had a depth of 4.5m, whereas this proposal is for 5m depth, with an overhang flat roof as a feature for the design.

The design continues to respect the scale and proportions of the host dwelling, ensuring the extension remains subordinate and visually coherent with the existing built form. The massing, roof profile, and external materials maintain full alignment with the design principles accepted under the earlier approval, thereby reinforcing a consistent and high-quality approach to the property's development.

A key consideration in developing the amended proposal has been the preservation of neighboring amenity. The additional 0.5 meters in depth has been carefully assessed and does not give rise to any material increase in impact with regard to daylight, sunlight, loss of outlook, or privacy. The relationship between the dwellings remains appropriate, and the proposal continues to sit comfortably within the built context without giving rise to any overbearing effects.

The development remains in accordance with Havant Borough Council's expectations for well-designed householder extensions, responding positively to the local character and respecting established patterns of development. It also continues to meet the general principles and design guidance set out in the Havant Borough Council Local Plan, ensuring that the proposal delivers a well-considered and proportionate form of domestic enlargement.

Given the minimal nature of the change, the proposal does not introduce any new planning issues, nor does it diminish the acceptability previously established through application **APP/22/00781**. The amended scheme therefore represents a sustainable, policy-compliant, and reasonable evolution of the extant permission.

Conclusion

For the reasons discussed above, it is respectfully requested that planning permission be granted. This minor adjustment continues to meet the relevant requirements of the Havant Borough Council Local Plan and associated guidance for householder development. Given the limited nature of the change and the proposal's continued compliance with the principles previously accepted, the application is considered acceptable in planning terms. Approval is therefore respectfully sought.

We look forward to receiving your comments in due course.

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