

DELEGATED OFFICER REPORT

PROPOSAL	Replace conservatory existing roof
LOCATION:	8A Park Crescent, Emsworth, PO10 7NT
REFERENCE NO:	APP/25/00748
APPLICANT:	Mr & Mrs Walker
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	21/11/2025
APPLICATION EXPIRY DATE:	18/11/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 8A Park Crescent is a detached two storey dwelling to the west of Park Crescent. The property is finished in red brickwork to the ground floor with pebbledash at first floor and white uPVC fenestration under a hipped roof in light terracotta plain clay tiles. There is an existing conservatory to the rear of the house with red bricks to cill height and a white uPVC frame. The rear garden has been mostly laid to lawn and is approximately 28.3m in length, as measured from the rear of the conservatory, and 16m in width. The garden is bounded on all sides by approximately 2m high mature hedge planting.
- 1.2 The area immediately surrounding the application site is residential and is comprised of one and two storey detached dwellings in a variety of styles and materials.

2. Planning History

Is there any planning history relevant to the current application?

No relevant history.

3. Proposal

Replace conservatory existing roof.

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 (High Quality Design)

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)

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy No comments received.
Southern Gas - HP Pipeline No comments received.
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: 6

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received:

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 proposals are to remove the existing glass conservatory roof and replace it with a hipped roof of the same approximate height. The replacement roof would be finished in lightweight synthetic replica tiles in carbon grey. The tiles are also available in a dark brown and dark red, however none are an exact match for the existing light terracotta tiles to the main house and the choice of a contrasting dark grey that would have a similar appearance to slates is therefore considered appropriate. No alterations to the conservatory footprint or fenestration are proposed, and the conservatory is located to the rear of the site such that it is not visible from the public realm. The proposals are therefore considered to be acceptable.

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

7.3 The proposals would not result in the creation of any additional floor space, height, or changes in fenestration that might adversely impact neighbouring properties at Nos.8 and 10 Park Crescent or Nos.18 and 20 Nore Farm Avenue. As such the impact to these properties is considered to be minimal.

7.6 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.

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00748

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 Ref: 900/17165
Proposed Plan and Elevations 90017165/2

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.