

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/00831

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Single storey side extension.

SITE ADDRESS: 9 Beacon Square, Emsworth, PO10 7HU

AGENT DETAILS: Mrs Grinstead

APPLICANT DETAILS: Mrs Buchanan

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 11 December 2025

Extension Of Time Expiry Date: 19 December 2025

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

9 Beacon Square, Emsworth is a two-storey detached dwelling finished in brown brick with clay-hung tiles at first-floor level. Positioned on the south-eastern corner of Beacon Square, the property faces west and includes a detached garage at the north-east rear boundary, accessed via a gravel driveway. The front and south side gardens are laid to lawn, with brick pillars and a wall topped by fencing along the front and southern boundaries, and close-boarded fencing to the east.

2 **Planning History**

94/58895/000 - Two storey rear extension and bay window to side of dwelling and front extension to detached garage. – Permit 10 March 1994

97/58895/002 - Dormer window to roof space and single storey orangery to south elevation – Permit 11 June 1997.

3 **Proposal**

Single storey side extension.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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)

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass and Materials)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeology

Thank you for your consultation. In view of the small scale of the proposed development I would not raise any archaeological issues.

Southern Gas

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf.

Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used.

This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>
Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.
Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure.
Enquiries regarding these assets should be directed to the relevant authority/company.

6 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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 proposal seeks to replace the existing single-storey orangery on the southern elevation with a flat-roofed extension measuring approximately 3.6m in depth, 6.8m in width, and 3.3m in height. Materials will comprise brickwork matching the existing dwelling. Positioned on a corner plot, the extension will be visible from southern and western viewpoints along Beacon Square. As it replaces an established structure, the principle of development is already accepted. Overall, the extension is considered to have a limited and acceptable impact on the street scene.
- 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

- 7.5 The proposed extension is not expected to have a greater impact on neighbouring properties than the existing orangery and is therefore considered minimal and acceptable.
- 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 Conclusion

- 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 Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00831 subject to the following 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 external materials used 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Block Plan – Drawing No. BO1 REVA - Uploaded 15 December 2025

Existing and Proposed Elevations and Floor Plans – Drawing No. 9BEA-25 Rev A – Uploaded 26 November 2025

Reason: - To ensure provision of a satisfactory development.

Informatives:

Informative 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 following receipt of amended plans, and no further assistance was required.

Informative 2:

Portsmouth Water:

Please find plan(s) for the Portsmouth Water consultation response on the website page for the application showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

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It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.
Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure.
Enquiries regarding these assets should be directed to the relevant authority/company.

Informative 3:

Southern Gas Network

Your attention is drawn to the consultation response received from Southern Gas regarding the proximity of the development to gas infrastructure. The full response can be viewed on the Council's website in the case file associated with this application, however your attention is drawn to the following Southern Gas advice:

- (i) There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.*
- (ii) Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.*
- (iii) It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.*