

DELEGATED OFFICER REPORT

PROPOSAL	Two storey side extension with roof conversion to include rear dormer and front roof windows, and single storey front extension. New render to external walls.
LOCATION:	82 Horndean Road, Emsworth, PO10 7PU
REFERENCE NO:	APP/25/00696
APPLICANT:	Mr W Portal & Ms M Brice
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	15/10/2025
APPLICATION EXPIRY DATE:	28/10/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 82 Horndean Road is a two storey semi-detached dwelling to the east of Horndean Road. The property is well set back from the street behind an approximately 23.6m long gravel driveway and lawned frontage with a post and rail fence and mature screen planting to the front boundary, including two large Beech trees by the entrance. The driveway turns in front of the house to form two parking bays screened from the neighbouring property to the south by a low hedge interspersed with shrub planting. The property is finished in red multi brickwork with a mixture of white painted softwood and white uPVC fenestration plain clay tiled gablet roof. The dwelling includes small front and side porches and has previously been extended to the rear at single storey. Immediately behind the extension is a patio area and the remainder of the approximately 59m long and 12m wide private garden has been laid to lawn and is bounded in approximately 1.8m high close-boarded fencing. There are several small outbuildings behind the main house adjacent to the north boundary and the fencing continues along this side to the front of the site.
- 1.2 The area immediately surrounding the application site is residential. The site is one of three pairs of similar semi-detached dwellings in this section of the road and it is noted that three of the six properties have previously been extended to the side at both ground and first floor whilst the adjoining neighbour has been extended to the side, front, and rear at ground floor. Properties on the opposite side of the street and to the north in Woodlands Avenue are a mixture of two and three storey and show a greater variety of styles and materials. There is a newer residential development further to the west. Part of the site frontage is at risk of surface water flooding.

2. Planning History

Is there any planning history relevant to the current application?

APP/14/00298. Prior notification for single storey development extending 4.26 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 2.8 metres. 14/04/2014.

APP/19/01079. Proposed front porch and garage, single storey side and rear extensions (80 Horndean Road). PERMIT 22/01/2020.

APP/20/00258. Removal of existing garage; erection of timber garden room (retrospective). PERMIT 19/05/2020.

3. Proposal

Two storey side extension with roof conversion to include rear dormer and front roof windows, and single storey front extension. New render to external walls.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15	(Flood and Erosion Risk)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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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

Emsworth Residents Forum No comment received.
Ecologist Thank you for consulting me on this application. The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Whilst the proposed works will entail substantial disruption of existing roof materials and any roof void/s below, these areas of the building appear to be in sound condition and there is nothing to suggest that there is a heightened risk of protected species such as bats being present. On that basis, and if you are minded to grant permission, then it may be appropriate to add an informative note reminding the applicant of the legal protection afforded bats and that the work should be carried out sensitively to ensure that impacts continue to be avoided. For example: <i>Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.</i>
Arboriculturist/Tree Officer We would need a TPP for this one as the tree is a significant distance from development and this negates the need for an AIA / AMS. <u>Officer Comment</u> <i>A tree protection plan was subsequently provided by the agent and has been deemed acceptable by the Council's Tree Officer. A condition securing the protection measures has been recommended as follows:</i> <i>The development hereby permitted shall only be carried out in accordance with the Tree Protection Plan by MF Designs – submitted December 2025.</i> <i>Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.</i>
Councillor Reuben Mychalecky No comment received.
Councillor Grainne Rason No comment received.
Councillor Charles Robert No comment 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: 15

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

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) Parking provision
- (v) Impact on Ecology and Trees
- (vi) Flood risk
- (vii) 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 comprises a two storey extension to the side of the dwelling as well as a front extension at ground floor only and works to convert the loft including a new rear-facing dormer. The proposal also includes replacement fenestration and new render to the host dwelling.

7.4 The proposed two storey extension would span the side of the host dwelling, approximately 6.5m, and would project 2.31m from the side wall, retaining a distance to the north boundary of at least 1.05m. The proposed extension would continue the line of the existing roof eaves and ridge and would therefore be approximately 7.9m in height. The proposal would not add any additional rooms at ground and first floor but would enlarge existing rooms and provide space for an additional bedroom within the loft.

There is an established pattern of two storey side extensions in this section of Horndean Road, however the precedent is for these to have hipped roofs whereas the design as originally submitted showed a mostly gable ended roof with a small barn hip. The agent has subsequently amended the roof design so that the barn hip is a much stronger element that would be more in keeping with the street scene, and it is noted that within the wider context of the surrounding area roofscapes are varied and barn hips are featured prominently within the new build development to the west, visible from the junction of Horndean Road and West Brook View. The proposed two storey side extension as revised is therefore considered to be acceptable.

- 7.5 Following revisions to the roof design, the proposed rear dormer was reduced in width from approximately 8.6m to approximately 7.5m. It would have a depth of approximately 2.5m and a height of approximately 2.1m and would be well set back from the eaves and edge of the roof and set below the existing ridgeline. As such the proposed dormer would not be visible from the public realm and is therefore considered to be acceptable.
- 7.6 The proposed ground floor front extension would be located in front of the proposed two storey side addition and part of the existing host dwelling. The enclosed part of the extension would have a width of 6.575m and a length of 1.255m, with a hipped roof to a maximum height of approximately 3.63m, and would contain part of an enlarged study and hallway. An open porch with a gable end is proposed as part of the addition and would have a width of approximately 2.2m, projecting forward of the main extension by 1.325m. The porch would be oak framed with a maximum height of approximately 3.5m. The proposed extension would be similar in form and scale to the ground floor front addition at No.80 Horndean Road and is therefore considered to be appropriate and in keeping to the overall appearance of the semi-detached pair and the character of the area.
- 7.7 The materials proposed are an off white render to both the proposed additions and the existing dwelling, with tiles and other roofing materials to match existing. New fenestration would be in a sage green and existing fenestration would also be replaced to match. The proposed porch structure would have an oak frame. It is noted that No.76, part of the neighbouring semi-detached pair, has been similarly rendered and that there is a wide variety of materials within the street scene. The materials are therefore deemed to be acceptable.
- 7.8 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

- 7.9 To the south is No.80 Horndean Road, which is the other half of the semi-detached pair and has been previously extended with a rear dormer loft conversion and a number of single storey additions to the front, rear, and side. The proposed two storey side addition would be to the north side of the host dwelling and would therefore not be immediately visible from No.80. The proposed ground floor front addition would be set approximately 4.1m from the shared boundary, at a sufficient distance to avoid overshadowing, and would not include any side facing windows from internal spaces. The proposed rear dormer would increase overlooking to the rear gardens of adjacent properties, however Section 5.06 of the Havant Borough Council design Guide SPD (2011) notes that, "Some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts".

The proposed fenestration is not unduly prominent, would be rear facing only, and would be set approximately 1.1m from the shared boundary. Overall, the impact to No.80 is therefore considered to be limited and acceptable.

- 7.10 To the north, and set at a right angle to the host dwelling such that their rear gardens face the site, are Nos. 2 to 16 Woodlands Avenue. The properties directly affected by the proposals are Nos. 4 and 6, which have rear gardens roughly parallel with the host dwelling whilst the remaining properties face towards either the front or rear garden areas. Nos. 4 and 6 have approximately 29m long rear gardens with the rear boundaries screened by 1.8m high close-boarded fencing as well as mature hedge planting to No.4 and outbuildings to No.6. There are no new side facing windows proposed at first and second floor that might result in undue overlooking. Following revisions to the roof design, the proposed dormer would be set approximately 3.4m from the shared boundaries and the overall mass and bulk of the roof has been somewhat reduced by enlarging the hipped element. Given that additional overshadowing from the proposed two storey side extension would affect a relatively small area of the private gardens to Nos. 4 and 6 and that the proposals would be at least 30m from either dwelling, the impact to these properties is considered to be limited and acceptable.
- 7.11 To the east are Nos. 18 and 26 Woodlands Avenue, the latter being a backland development known as 'Bluebells'. Due to the length of the private garden at the application site, the proposals would be located at least 64m from the nearest shared boundary with these properties and as such are deemed to have a minimal impact on Nos. 18 and 26.
- 7.12 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) Parking provision

- 7.13 The proposals would increase the number of bedrooms from three to potentially five, noting that the study could be used as a bedroom, and therefore sufficient parking for three vehicles is required. The existing gravelled driveway is to be retained and due to its length of over 23m is considered to provide sufficient on-site parking, thereby meeting the requirements specified in the Havant Borough Council Parking SPD (2016) and in accordance with Policy DM13.

(v) Impact on Ecology and Trees

- 7.14 The Council's Principal Ecologist was consulted due to proposed works to the roof and, whilst raising no objection to the proposals, has recommended that an informative relating to bat activity be included as a precaution.
- 7.15 There are two large Beech trees either side of the site entrance that could potentially be affected by construction works. The Council's Arboriculturist was consulted and requested a Tree Protection Plan. This was subsequently provided by the agent and is considered to satisfactorily demonstrate that the proposals accord with Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy). A condition is recommended to ensure the works are carried out in line with the details of the Tree Protection Plan.

(vi) Flood risk

- 7.16 The proposal is within an area at risk of flooding from surface water. GIS mapping indicates that a small area of the front garden including the location of the proposed front extension would potentially be affected. The applicant has submitted the required Flood Risk Assessment indicating that floor levels within the proposed development will be set no lower than existing levels. This is considered satisfactory in meeting the requirements of Policy CS15.

(vii) Biodiversity Net Gain (BNG)

- 7.17 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 Development Manager be authorised to Approve with Conditions for application APP/25/00696

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:

Proposed Floor Plans 3366 P_01 A
Proposed Elevations 3366 P_02 A
Location and Block Plan 3366 P_03 A
Tree Protection Plan 3366 P_04

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.

- 4 The development hereby permitted shall only be carried out in accordance with the Tree Protection Plan by MF Designs – submitted December 2025.

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough 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:

- You were updated about issues after the initial site visit.

- 2 Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist. Licences may be required for proposals that would affect certain protected species or their habitat. Planning consent does not override the need to obtain such licences.