DELEGATED OFFICER REPORT

PROPOSAL	**Demolish and remove existing rear extension and replace with new single storey extension.**
LOCATION:	131 Victoria Road, Emsworth, PO10 7NL
REFERENCE NO:	APP/25/00971
APPLICANT:	Mr & Mrs Barkley
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/01/2026
APPLICATION EXPIRY DATE:	19/01/2026
WARD:	Emsworth

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 131 Victoria Road is a two storey end-of terrace property to the north side of Victoria Road. The property is set back behind a block paved parking area that continues along the west side of the dwelling to the entrance door and further to a 1.8m high close-boarded fence and pass gate leading to the rear garden. The parking area is open to the road at the front and has approximately 1.5m high hedge planting to either side. There is an additional strip of hardstanding beyond the hedge to the west boundary that joins up with block paving in front of the pass gate. To the rear the private garden is approximately 21.9m long and 8.5m wide and is predominantly surrounded by 1.8m high close-boarded fencing, with one small section of 1.6m high fencing with a trellis top to 2m total height. The dwelling itself is finished in an unusual dark teal render and black stonepaint with white uPVC fenestration under a hipped plain clay tile roof.

1.2 The area immediately surrounding the application site is residential to the south but includes Emsworth Primary School and ground to the north, with a footpath that runs between the school and the application site providing access to allotments further to the north-east. The dwelling is part of a series of short terraces within this section of Victoria Road that appear relatively similar when viewed from the street but have been variously altered at the rear with extensions and outbuildings.

2. Planning History

No planning history.

3. Proposal

Demolish and remove existing rear extension and replace with new single storey extension.

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

Emsworth Residents Forum
No comments received.

Southern Water

The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. **Therefore, Southern Water has no objections to this proposal.** Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,
West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk

Officer Comment: *The agent has further provided a copy of the sewer survey submitted to Southern Water and their subsequent letter of conditional approval for a build-over agreement.*

County Property Team
No comments received.

Officer ***Comment:*** *Correspondence from Hampshire Highways indicates the consultation was forwarded to them from the Property Team. Highways have confirmed no impact to the PROW, however an informative relating to works near a PROW is recommended.*

Communities Team – General
No comments received.

Chichester Harbour Conservancy

Thank you for the consultation. However, the proposals are modest and some distance from the Chichester Harbour National Landscape boundary, so we have no comments to make.

Southern Gas - HP Pipeline

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess.

The pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence.

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
4. All precautions stated in publication SGN/WI/SW/2 (Safe Working in the Vicinity of High Pressure Gas Pipelines) shall be fully complied with in all respects. Acceptance of SGN/WI/SW/2 shall be acknowledged by the responsible site person signing and returning the form Appendix A (back page) to the SGN representative contacted in (7).
5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with ‘Notes for Guidance on Tree Proximity’.
7. Before commencing work on site you must contact our Pipeline Maintenance Section on the number above at least seven days before work commences. A

Southern Gas Networks representative will then contact you to arrange to visit site. Details of working near to high-pressure gas pipelines can then be discussed. 8. Pipeline sections that are planned and agreed by SGN to be permanently covered (i.e. by road surface) will require a coating survey. SGN will repair any indicated coating defects free of charge. The survey costs will be borne by the promoter of the works. Prior to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN. 9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN. 10. Intrusive construction methods will require an agreed method statement prior to work starting. 11. Any extended period of SGN site supervision may incur charges to you. These will be charged based on visiting times, materials and occurrences. You will be informed when these come into effect and be invoiced direct. 12. Any piling or boreholes within 15 metres of the pipeline may require vibration monitoring. No piling or boreholing must take place within 3 metres of the pipeline. Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works
Councillor Reuben Mychaleckyi 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: 7

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First site notice display	16/12/2025	10/01/2026	Is advertised in the public interest

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) 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 include the demolition of the existing single storey dining room extension and the creation of a new single storey addition that would contain an open plan living space and a utility room.

7.4 The proposed rear extension would be approximately 6m in length and staggered in plan, with the width immediately behind the house being approximately 6.55m so that a small part of the addition would project beyond the side wall of the host dwelling by approximately 1.65m. This would then reduce in width to approximately 4.9m. It would have a pitched roof with a maximum height of approximately 3.9m with relatively low eaves and a parapet wall to the east elevation. Two high level rooflights are proposed, one in each roof slope. It is noted that the part of the extension located immediately behind the host dwelling would, in terms of scale, meet the criteria for a larger home extension under Prior Approval, and that this element would not be visible within the public realm. Moreover, the rear garden is relatively large in size and the addition could be comfortably accommodated. The side protrusion containing the utility would appear as a small monopitch side extension when viewed from the front and would be set back approximately 14m from the street behind the existing pass gate. As such the proposal would not appear overly dominant and is therefore considered to be acceptable.

7.5 The materials proposed are red brickwork with concrete rooftiles and fenestration to match the host dwelling. Noting that materials within the locality are a mix of different colour renders and brickwork and that a number of properties have replaced their original plain roof tiles with modern concrete alternatives, the materials are deemed to be acceptable.

7.6 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

7.8 To the east is No.129, which is part of the terraced row and attached to the host dwelling. The property has previously been extended to the rear at single storey and the fenceline is staggered where the extension appears to have slightly encroached over the boundary. Within the rear wall of the extension there are large bifold doors to an extended living space, door to a kitchen, and a small obscure glazed window to a W.C. The agent has annotated the submitted proposed drawings with 45 degree lines to indicate that, whilst there would be a small impact to the obscure glazed window, there would be no impact to the habitable room and the proposals would meet the guidance set out in sections 5.43 and 5.44 of the Havant Borough Council Design Guide SPD (2011). The design also includes a parapet wall to preventing eaves overhang. No side facing windows are proposed and the east facing rooflight would be set at high-level to prevent overlooking. Consequently the impact to No.129 is considered to be limited and acceptable.

7.9 No.133 is part of another terraced row and is set approximately 5.8m to the west of the host dwelling with the side accesses of both properties in between. There is a single storey rear protusion to No.133 with no side facing windows. Given that the proposals would be at single storey only and would maintain a reasonable distance from this property, the impact to No.133 is considered to be limited and acceptable.

7.10 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)

7.10 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.

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9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00971 subject to the following conditions:

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:

Existing Plans & Elevations & Site Location Plan PL.956.25-10
Proposed Plans and Elevations PL.956.25-11 C
Existing and Proposed East and South Elevations PL.956.25-12

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.

2 The following advice has been received from Hampshire County Council:

Nothing connected with the development, or its future use, shall have an adverse effect on the Public Rights of Way, which must always remain available for safe public use at all times.

No vehicles (including builder's and contractor's), machinery, equipment, materials, spoil, scaffolding, or anything else associated with the works, use, or occupation of the development, shall be left on or near to a Public Right of Way as to cause obstruction, hindrance, or a hazard to the legitimate users. The public retain the right to use the PROW at all times.

The grant of planning permission does not entitle developers to obstruct a public right of way. The diversion or stopping up of footpaths, bridleways and restricted byways is a separate process, which must be carried out before the paths are affected by the development. It cannot be assumed that because planning permission has been granted that an Order under section 257 of the TCPA (1990) will invariably be made or confirmed. Development, in so far as it affects a PROW, must not be started and the PROW should be kept open for public use, unless or until the necessary order has come into effect.

All vehicles that would be legitimately accessing the site via a Public Right of Way should give way to public users, which could include horse-riders and cyclists, at all times. In cases with legitimate vehicular access a Construction Traffic Management Plan (CTMP) should be submitted to, and approved by, Hampshire Countryside Service as Highways Authority prior to any approval by the Planning Authority, and prior to commencement, to ensure the protection of public safety. There must be no surface alterations to a Public Right of Way without the consent of Hampshire County Council as Highways Authority. Planning permission under the Town and County Planning Act (1990) does not provide this and separate consent is required. To carry out any such works without this permission would constitute an offence under Section 131 of the Highways Act (1980).

No works to the surface of the Public Right of Way shall be carried out without prior approval of the HCS Area Countryside Access Manager. Any damage caused to the surface of the Public Right of Way by construction traffic will be required to be restored to the satisfaction of the Area Countryside Access Manager on the completion of the build.

3 The following advice has been received from Southern Gas Networks (SGN):

The SGN high pressure pipeline is of prime importance to the gas supplies of this area. It is essential that you comply with the restrictions detailed below and in the document SGN/WI/SW2 in order to protect our plant and equipment and for the safety of your own operatives. A SGN representative must be contacted before any works commence.

1. No mechanical excavation is allowed within 3 metres either side of pipeline.
2. No plant or storage of equipment shall be made within any easement strip.
3. If any metallic pipes or cables are being laid in proximity to gas pipelines then interference testing will be required, the cost of which to be borne by the promoter of the works. A minimum clearance of 600mm is required.
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5. No thrust boring shall take place within 3 meters of the pipeline.
6. All planting within the easement strip should comply with ‘Notes for Guidance on Tree Proximity’.
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to any surface cover cathodic protection coupons and reference cells will require installation at no cost to SGN.
9. This pipeline is cathodically protected and as such has test cables located in test posts, were these to be lost through this work we would look to you for remedial action at no cost to SGN.
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Please ensure these conditions, together with any relevant drawings are forwarded for use by the construction personnel of your works.