

DRAFT DELEGATED OFFICER REPORT

PROPOSAL **Infill porch extension and bay windows to front elevation, single storey rear extension and extended rear patio.**

LOCATION: 14 Warblington Road, Emsworth, PO10 7HQ

REFERENCE NO: APP/25/00619

APPLICANT: Ms Wigley

APPLICATION TYPE: Householder planning permission

CONSULTATION EXPIRY DATE: 29/10/2025

APPLICATION EXPIRY DATE: 17/09/2025 (the application was delayed by the implementation of the Arcus project and no extension of time has been agreed).

WARD: Emsworth

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

- 1.1 14 Warblington Road is a detached single storey bungalow located within the built-up area on the southern side of Warblington Road. The property is set back behind a pair of driveways, with mature planting and low level property boundaries to the front and sides. Whilst visible within the street scene, it is not a prominent feature.
- 1.2 The existing dwelling is finished in brickwork and render. Its roof is fully hipped with concrete tiles. The dwelling has been extended on both its eastern and western sides previously, and visually occupies much of the width of the plot, particularly as viewed from Warblington Road.
- 1.3 The private rear garden is a minimum of c.21m in length and c.18m in width. To the east a brick wall with decorative panels comprises the immediate boundary with No.12, before transitioning into planting – as a result there is a high degree of intervisibility between the properties, with the dwelling at No.12 itself lying further north on the plot (aligning with the northeast/southwest alignment of Warblington Road at this point). To the west the dwelling at No.16 is a more dominant two-storey property with a brick wall and fencing to a height in excess of 2m along the boundary with No.14.
- 1.4 The area immediately surrounding the application site is a mixture of residential properties to the north, east and west, and an area of allotments to the south. The latter lends the property an open aspect from its rear elevation and garden, with the garden gently sloping down towards the boundary with the allotments.

2. Planning History

No history of relevance to this application.

3. Proposal

- 3.1 Infill porch extension and bay windows to front elevation, single storey rear extension and extended rear patio.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

D1 (General Design Policy)
D2 (Height, Mass & Materials)

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

5. Statutory and Non Statutory Consultations

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: 5

Number of site notices: 1

Statutory advertisement: N/A

Number of representations received: 0

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
- (v) 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 comprise an infill porch extension and bay windows to front elevation, single storey rear extension and extended rear patio.

Porch and bay windows

7.4 The proposed porch extension will lie forward of the existing porch, in a recess between the existing utility room projection (to become a piano room/study) and the main body of the dwelling. It will feature a gable roof design, tied to the adjoining roofs with its own pitched roof. As such it will be seen as a modest and subservient addition to the existing dwelling.

7.5 Bay windows are also to be provided to both the front existing utility room projection (to become a piano room/study) and the main body of the dwelling. They are to feature a gable roof design with vertical clay tile hanging, and will give additional presence to the front elevation of the dwelling, replacing existing bow windows. Again they will be seen as modest and subservient additions to the existing dwelling.

Single storey rear extension

7.6 The proposed single storey rear extension, incorporating a bay window overlooking the garden, would extend the existing rear kitchen projection westwards by 2.7m with an extension of the hipped and pitched roof over. The resulting ridge height would lie marginally below the main ridge height of the existing dwelling. Materials would match those of the existing dwelling. The works would provide a larger kitchen/dining area, with other internal alterations within the property.

7.7 The rear extension is considered to be sympathetic to the existing dwelling and represents an organic addition which maintains the character of the property.

Patio

7.8 To the rear of the existing dwelling a raised patio currently adjoins its rear elevation,

rising up to 0.6m above the falling ground level to the south. The proposal here is to extend it out by c.3m to the rear, and 4m to the west side to give additional paved outdoor circulation space. Given the substantial rear garden area, the extension of the patio will appear a modest addition and not result in an overdevelopment of the plot.

- 7.9 Taken together, the various elements can be seen to have been sensitively designed, with an architectural language responding to the character of the existing property. The overall scale and proportions of the extensions, additions and patio are subservient to the host dwelling, meeting the design guidance in the Borough Design Guide SPD, and materials are proposed to match the existing property. Overall, 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) and Policies D1 and D2 of the Emsworth Neighbourhood Plan. 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

- 7.10 The principal properties that may be affected by the proposals are Nos 12 and 16 Warblington Road which lie to the east and west of the application site. The allotment gardens to the rear will be largely unaffected by the proposals; whilst the single storey nature of the works as viewed from the street scene mean that properties on the opposite side of Warblington Road will not be adversely affected by the proposals.

No. 12 Warblington Road

- 7.11 To the east of the application site is the detached bungalow of No.12 Warblington Road, a dwelling of similar character to No.14 and whose rear garden lies adjacent to the proposed rear extension and patio. It also has windows overlooking the shared boundary and front garden of No.14 in its side elevation forward of No.14's dwelling.
- 7.12 With regard to the rear extension, the main body of the proposal will be screened from No.12 by the existing rear kitchen projection, and it is the extension of the hipped and pitched roof over which will be primarily visible. Whilst this will increase the height of the roof at this point by approximately 1m, its fully hipped nature, pitching away from the shared boundary means that its impact will be limited.
- 7.13 The rear patio extension will run from an existing hardsurfaced area adjacent to No.12's boundary that, by virtue of the boundary treatment, already affords views across No.12's garden. The additional impact of the extended patio area will not significantly alter this relationship, and with two side-facing windows in the existing rear kitchen projection proposed to be blocked up as part of the works, the overall impact on No.12's privacy is considered to be acceptable.
- 7.14 To the front, it is only the new bay window proposed to serve the piano room/study which will have any likely impact on No.12, which has one of its side windows lying in close proximity. However, with the new bay only projecting c.500mm forward of the existing dwelling at this point, its impact on the outlook and light available to this window is considered to be limited and acceptable.

No. 16 Warblington Road

- 7.15 No.16 Warblington Road to the west is a two-storey dwelling whose rear elevation is angled towards the shared boundary with No.14. It exhibits a more dominant presence compared to the application site, with a substantial boundary treatment between the two.

- 7.16 With regard to the rear extension, this will lie c.11m from the shared boundary with No.16. Its modest nature, coupled with this separation distance, means that the extension will not have an adverse impact upon the amenities of No.16.
- 7.17 The rear patio will be extended by 4m towards the shared boundary with No.16 – however at this point the ground levels are such that the patio will be well screened by the existing boundary treatment and no harmful impacts upon privacy or amenity will arise.
- 7.18 To the front, both the bay windows and porch extensions will be screened from No.16 by the existing detached garage serving No.14, and no adverse impacts will arise as a result.
- 7.19 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

- 7.20 The existing dwelling is a 3-bedroom property and as proposed will remain a 3-bedroom home. There is no change in car parking standards required as a result, with the application site providing ample parking space to meet the standard required of 2 spaces.

(v) Biodiversity Net Gain (BNG)

- 7.21 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 **GRANT PERMISSION** for application APP/25/00619 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:

Proposed site plan Drawing Number 24005/08 P1

Ground floor plans Drawing Number 24005/06 P1

Roof plans Drawing 24005/07 P1

Existing and proposed north & west elevations Drawing Number 24005/09 P1

Existing and proposed south & east elevations Drawing Number 24005/10 P1

Reason: To ensure provision of a satisfactory development.

- 3 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.

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.