

DELEGATED OFFICER REPORT

PROPOSAL	Single storey front, side and rear extension with addition of log burner flue. Amendments to previously approved application APP/22/00781.
LOCATION:	10 Nore Farm Avenue, Emsworth, PO10 7NA
REFERENCE NO:	APP/25/00968
APPLICANT:	Mr M Graham
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	08/01/2026
APPLICATION EXPIRY DATE:	04/02/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 10 Nore Farm Avenue is a detached bungalow located to the east side of Nore Farm Avenue, set on a bend in the road and hence in a staggered siting relative to its immediate neighbours. The property is set back from the road behind a gravelled driveway fronted by a low brick wall and with low close-boarded fencing to either side. The main dwelling is constructed of cream painted render above a brick plinth, with white uPVC fenestration under a fully hipped concrete tiled roof. It has a forward gable projection at its northern side, with linking porch to the remainder of the recessed frontage. There is an existing attached flat roofed garage on the southern side. The rear garden is approximately 19m long and 12.8m wide and is enclosed by 2m close boarded fencing. On the southern side the fencing is set at the slightly higher ground level of No.8 adjacent, with the gravel boards retaining the level difference, although the site itself is level. At the time of visiting the site work had commenced on the proposal, however very little had been completed above ground.
- 1.2 The area immediately surrounding the application site is residential and is characterised by similar style fully hipped bungalows. No.12 to the north has solar panels on its side and rear roof slope.

2. Planning History

Is there any planning history relevant to the current application?

APP/22/00781. Single storey front extension and single storey side and rear wraparound extension. 10 Nore Farm Avenue, Emsworth, PO10 7NA. PERMIT 21/10/2022

3. Proposal

Single storey front, side and rear extension with addition of log burner flue.
Amendments to previously approved application APP/22/00781.

Officer Comment: *The description was revised to include a proposed log burner flue.*

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

CS15 (Flood and Coastal Erosion)
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

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

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.

Officer Comment: *An informative related to works near HP Pipelines that was part of the response letter has been included.*

Environment Agency

No comments received.

Chichester Harbour Conservancy

No comments received.

Environmental Health

The above application has been reviewed. Environmental Health (pollution) has no objection in principle to the proposals, subject to the following conditions and informative notes.

The log burner flue must be installed in a manner to minimise potential for smoke impacts to neighbours.

Recommended condition.

Log burner flue

The flue associated with the proposed log-burning appliance shall be installed in accordance with Approved Document J of the Building Regulations and shall terminate no less than 1 metre above the highest part of the roof. The flue shall be sited to meet all statutory separation distances from neighbouring windows, doors, and boundaries, and shall be positioned and constructed so as to minimise, as far as reasonably practicable, smoke impacts on neighbouring properties. Prior to first use, the applicant shall provide evidence of Building Control approval or certification by an approved competent-person scheme (e.g., HETAS).

Reason: to protect the amenity of occupiers of adjacent premises

Informative note - Statutory Nuisance

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act, 1990 be received.

Informative notes for Demolition and Construction, Installation, Refurbishment etc:

1. Permitted hours for building work.

Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

2. Notification to neighbours of demolition/ building works.

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

3. Dust.

Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.

4. Dark smoke and nuisance.

No waste materials should be burnt on site of the development hereby approved.

Officer Comment: *The recommended condition relates to Building Control legislation and therefore fails the six tests, noting that the design of the flue meets the recommended height and no objections to its proposed location have been raised. An informative relating to Part J compliance has been included.*

Councillor Grainne Rason

No comments received.

Councillor Charles Robert

No comments received.

Councillor Reuben Mychalecky

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: N/A

Statutory advertisement: N/A

Number of representations received: 1

Comment	Officer Comment
Original planning conditions ref drainage must still apply	Approved application APP/22/00781 did not include any conditions relating to drainage. Such matters would be dealt with under Building Regulations legislation in any event.

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) Flood risk
- (vi) 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 bringing forward the recessed part of the frontage and replacing the porch. The new addition would be just marginally set back from the forward projection. The existing attached garage would also be replaced and brought forward to align with the new front elevation. The roof above the front extension would be pitched and hipped with false pitch above the garage. At the rear a new flat roofed extension with a roof lantern is proposed in conjunction with internal alterations to provide a large open-plan living space. The alterations and additions would result in one additional bedroom and would require new side facing windows at ground floor level, which would fall under Class A Permitted Development. The proposals are similar in nature to those previously approved under APP/22/00781.

7.4 The proposed front addition and replacement garage would be marginally smaller than previously approved, with the garage being squared off rather than following the angle of the boundary. It was previously noted that, whilst no other bungalows in the vicinity have similar forward extensions, the sympathetic roof detailing would not result in an overly dominant design out of character with either the host dwelling or the wider area. This element of the proposals is therefore considered to be acceptable.

- 7.5 The proposed rear extension would project 5m behind the house and would be approximately 9.45m wide, spanning the rear of the host dwelling. The maximum height of the flat roof would be approximately 3m and the edge of the roof would overfly the rear wall by approximately 1m. The rear extension would not be visible within the public realm and is therefore considered to be acceptable.
- 7.6 The materials proposed would match those of the host dwelling and are therefore deemed to be acceptable.
- 7.7 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 The staggered nature of the siting is such that the application dwelling is already set back from No.8 and the proposed rear extension would breach 45 degree overshadowing guidance in plan. However, both properties are bungalows with high close-boarded fencing to the shared boundary and the proposed extension would pass overshadowing guidance in section due to the relatively low height and flat roofed design. As such the proposed rear extension would have minimal additional impact on No.8 in terms of overshadowing or loss of outlook. The proposed extension is set off the shared boundary by approximately 1.9m and this separation also helps mitigate any overbearing effect. The repositioning of the garage further forward would also remove 1m of existing development close to the boundary, slightly improving outlook overall. The proposed development is located on the north side of number 8 and hence sunlight to No.8 would be unaffected. The impact to No.8 is therefore considered to be limited and acceptable.
- 7.9 No.12 to the north has a similarly staggered relationship and is set back in relation to the host dwelling. As such, despite the increase in depth, the proposed rear extension would not extend beyond the rear elevation of No.12 and would be set at least 2.6m away, rising to 3.8m where No.12 is set at a slight angle. It is noted that number 12 has an array of solar panels on its side roof slope facing the site, however, since the proposed rear extension would be a flat roofed addition lower than the solar panels they would not be overshadowed or affected. The proposed front and side extensions would not affect the north side of the property or be visible from No.12. With regards to the log burner flue, whilst windows in the side elevation of No.12 face the application site, this would be a modest feature and as depicted would meet the Building Control requirements necessary to protect neighbouring amenity. Overall the impact to this property is considered to be limited and acceptable. There are no other immediately adjacent properties as the rear garden of No. 8 wraps around the rear of the site.
- 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) Parking provision

- 7.11 The proposals would increase the number of bedrooms from three to four and therefore sufficient parking for three vehicles is required. The existing gravelled frontage is to be retained and, in conjunction with the replacement garage, 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) Flood risk

- 7.12 The rear garden of the site is within Flood Zone 2 and the site is also at risk of surface water flooding. The applicant has submitted the required Flood Risk Assessment and has indicated 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.

(v) Biodiversity Net Gain (BNG)

- 7.13 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/25/00968 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:

Location Plan

Proposed Plans and Elevations 25.25.02 Rev. B

Flood Risk Summary

Householder Flood Risk Form

Design and Access Statement by DU Architecture received 24 November 2025

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:

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

- 2 Log Burner Flue

The flue associated with the proposed log-burning appliance shall be installed in accordance with Approved Document J of the Building Regulations and shall terminate no less than 1 metre above the highest part of the roof. The flue shall be sited to meet all statutory separation distances from neighbouring windows, doors, and boundaries, and shall be positioned and constructed so as to minimise, as far as reasonably practicable, smoke impacts on neighbouring properties.

- 3 Surface Water

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

- 4 SGN Pipeline

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 SGN's 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.

- 5 The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act, 1990 be received.

- 6 Permitted hours for building work

Construction and demolition works and associated activities at the development, audible beyond the boundary of the site should not be carried out other than between the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays and at no other times, including Sundays and Public/Bank Holidays, unless otherwise agreed with the Environmental Health Officer.

7 Notification to neighbours of demolition/ building works

At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of works to be undertaken. The name and contact details of a person responsible for the site works should be made available for enquiries and complaints for the entire duration of the works and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.

8 Dust

Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance issued by the GLA 2014 for The Control of Dust and Emissions from Construction and Demolition.

9 Dark smoke and nuisance

No waste materials should be burnt on site of the development hereby approved.