DELEGATED OFFICER REPORT

PROPOSAL	**A two storey front extension, a single storey rear extension and associated alterations including alterations to existing garage and conversion of the existing car port.**
LOCATION:	7 Clovelly Road, Emsworth, PO10 7HL
REFERENCE NO:	APP/25/01030
APPLICANT:	Mr & Mrs Carroll
APPLICATION TYPE:	Householder planning permission

CONSULTATION EXPIRY DATE: 18/02/2026

APPLICATION EXPIRY DATE: 11/02/2026

WARD: Emsworth

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

The application site relates to a detached two storey dwelling located on the east side of Clovelly Road. It has an original half width forward projection, and flat roofed attached double garage to its south, linking to a half width conservatory at the rear. The dwelling is constructed of pebbledash above a small brick plinth, with fully hipped and tiled roof.

The property is set in a spacious, flat, plot. The front boundary comprises hedge/shrubs with a vehicular access gate with ample room to park multiple vehicles in front of the garage. The rear boundaries comprise a mix of low (c.1m) fencing and hedging.

The area is characterised by a mix of architectural style two storey detached dwellings set in spacious plots. To the immediate south number 9 is set away from the shared boundary with intervening driveway; and to the north number 5 has a flat roofed garage up to the shared boundary. Notably number 5 has a bank of solar panels on the top of the garage roof, as well as on the southern side roof slope, facing the application site.

The site lies outside any current or future flood zone.

2. Planning History

None

3. Proposal

A two storey front extension, a single storey rear extension and associated alterations including alterations to existing garage and conversion of the existing car port.

Following receipt of representations regarding the potential impact of the development on adjacent solar panels, the application has been supported by a Solar Study.

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 Local Plan (Core Strategy) March 2011
CS13 – Green Infrastructure
CS14 – Efficient use of resources
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)

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.
Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Emsworth Residents Forum – none received

Climate Change Coordinator –
Corporate/Policy Position
Climate Change and Sustainability considerations are included in the below policies of the adopted local plan and within the Councils Climate Change Strategy and Action Plan.
Adopted Local Plan- Core Strategy
• CS13- Green Infrastructure
• CS14- Efficient use of resources

The Council adopted its Climate Change Strategy and Action Plan in 2024 within which the authority sets out its net zero targets and approach to decarbonisation. The council declared a climate emergency in November 2024 to support this direction and further declared a nature emergency in 2025. Therefore, weight should be given to applications aiming to encourage the installation of sustainable and low carbon technologies and support the removal/reduction of greenhouse gas emissions being produced.

Assessment
The application includes a two storey extension which has the potential to impact solar panels on the neighbouring property. In order to assess the potential impact made by this, the applicant has submitted a solar study assessment by Helyer

Davies Architects and has completed a sunlight/solar assessment over the months of March, June, September and December.

As a result of the development, the solar study assessment shows that there is an impact caused to the panels in the month of December, between the hours of 3pm-4pm but in the other months assessed and other times provided in December, the impact caused is limited and not significantly altered.

Overshadowing onto solar panels is a material consideration in a planning application and in a response to this, a solar assessment would be required to detail any potential impacts which has been received and assessed.

Conclusion:
The solar study assessment submitted as part of this application demonstrates that as a result of the development at No 7 there would be a limited impact on the solar panels at the neighbouring property in one month, within one hour timescale. Following this assessment the impact caused is considered to be limited and would not be significant enough to justify an objection.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement); Number consulted: 9

4 letters of objection have been received from **1 address**, on both the original submission, amended plans and solar study:

We would like to object to this application but might need a little more time. One issue is the amount of shading that the proposed extension will cast on solar panels which would adversely affect our measures to be net zero in carbon emissions. Second issue - reduction of early morning daylight into rooms, affecting health and wellbeing
1. The roof of the proposed first floor extension would cast shade on six photovoltaic units (Solar panels) from approximately 1145 to 1500 GMT. We do not know when in summer the sun would be high enough for the proposed roof not to cast shade. Shading has a big impact on the amount of electricity a solar panel can generate. This is true even if just part of the panel is shaded. The minimum amount of electricity that the solar panels generate in the middle of the day, on the shortest days of the year, is 1.75KW, if there is no shading. Solar panels installed to charge electric vehicles and electric hot water tank, to try to reduce carbon emissions in line with Havant Borough Council's draft Building a Better Future plan, by helping to protect the natural environment and contributing to green infrastructure. The proposed first floor extension would unfortunately result in an increase in our use of fossil fuels, since we would generate less electricity, and be more reliant on gas for heating. We would need to use more electricity from the grid (Which obtains 25-30% of its energy from fossil fuels) to charge the EV. 2. We don't have anything to add about the reduction of light entering our bedroom

3. The proposed extension would cast shade on our front garden - more shading would mean most of the plants would flower less or not at all.
We have looked at the solar study of overshadowing. There are two issues: 1. In the solar study, the proposed roof ridge over the first floor extension (To the north west of the building) does not have the same dimensions or appearance as that on the roof plan in the planning application. In the latter drawing, the proposed roof ridge extends further, the gable being above the proposed west wall. Because the proposed roof ridge in the solar study is shorter than in the planning application, the study does not give useful information. 2. The solar study gives no information about the time of year when the proposed extension will cast shade on the PV panels. This period would be between the autumn and spring equinoxes, excepting the time around the winter solstice when the sun is very low in the sky.
have looked again at the solar study. It shows that the proposed extension would cast shade on the PV panels during the afternoons around the winter solstice. Between October and March, there would be significantly more shading and consequent energy loss in the afternoons. During this period, with the exception of the 3-4 weeks before and after the winter solstice, the PV panels produce a lot of electricity despite the sun being relatively low in the sky. This is partly because they perform better in the cold. For example, at this time of year (February 10th), they can produce nearly 3KW of electricity. This is stored in a battery and used to reduce carbon emissions. Apart from the shortest day, the relevant period (Afternoons during October to March) does not appear in the solar study. At the risk of stating the obvious: If this extension is built, the effect on our renewable energy generation will be permanent.

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 amenity
(iv) Impact on Solar Panels
(v) Parking
(vi) CIL
(vii) 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 proposed front extension is of an appropriate scale and design to be sympathetic to the character of the original dwelling, with matching hipped roof, eaves line etc. It would naturally infill the existing recess at the front but would remain slightly stepped back so as not to be overly dominant. It is proposed to use brick for the elevation

(rather than pebble dash) and matching tiles, and in doing so the proposals would retain a traditional appearance in keeping with the host dwelling.

7.4 The proposal also includes a minor increase in height of the attached double garage, with one bay being changed to living space/workroom, with associated change of garage door to window. In its recessed back position, this would not be harmful to the visual appearance of the property as a whole or impact the street scene. The rear addition would not be apparent in views from the street scene.

7.5 Overall, in street scene terms the external appearance of the proposal would be in keeping with the host dwelling and character of the road, 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 amenity

7.6 At the rear the existing conservatory would be replaced with a single storey flat roofed contemporary extension across the full width of the house, including the first bay of the existing garage. It would be slightly stepped and have large rooflights. As a result the depth of the extension at the northern side of the dwelling would be 4.8m.

7.7 Although the northern side boundary treatment is relatively low where adjacent to the proposal, as it comprises a 3m high single storey only extension, with no side windows, set some 1.3m off the boundary, then the impact to the neighbour would be limited. Number 5 has its garage closest to the side boundary providing a separation to the dwelling itself.

7.8 One new first floor side window is proposed in the north elevation, to serve the stairwell. This would be obscure glazed to protect neighbouring privacy. To the south number 9 is sufficiently distanced to be unaffected by the proposal.

7.9 Therefore it is considered that the proposal will not appear overbearing or have any adverse impact on outlook or privacy and would have limited and acceptable impact on neighbouring amenity, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Impact on Solar Panels

7.10 The 2019 McLennan vs Medway case law confirms that any loss of light to a neighbour's solar panels is a material planning consideration on climate change grounds. In this case the property directly to the north (No.5) has two significant arrays of solar panels – one on the southern side roof slope facing the site, and the other on top of the flat roofed garage. Therefore, the impact of any overshadowing on these solar panels arising from the proposal is a material consideration.

7.11 The proposed two storey extension lies due south of the garage and solar panels. In order to assess the impact of the additional overshadowing a Solar Study has been provided. This compares the existing overshadowing with the proposed, at 3 times per day at the Spring equinox (March), Summer solstice (June), Autumn equinox (September) and Winter solstice (December). Because some impact was found in the winter, further time periods were provided to clarify the potential harm.

7.12 The Solar Study demonstrates that there would be no material harm during the spring, summer or autumn months on either arrays. The study also shows there is already overshadowing to the panels on the garage roof during the winter, until about 3pm. It

does show some increase in overshadowing to these garage roof panels – a very slight increase at 2pm and an increase between 3pm and 4pm. The panels on the main house roof are unaffected.

7.13 It is accepted that there would be some impact during winter afternoons on the solar panels on the garage roof, impacting their effectiveness at producing energy to combat climate change during this hour. But relative to the remainder of the year it is considered this impact would be very limited indeed. It is not considered that the impact would be so great as to undermine the overall effectiveness of the solar panels at number 5 over the whole year, sufficient to justify a reason for refusal. This is also the view of the Council's Climate Change Co-ordinator.

7.14 The solar study also usefully shows there would be limited additional impact on overshadowing to rooms within number 5 or the front garden area. Overall, it is not considered that a reason for refusal could be substantiated on overshadowing grounds to either the solar panels or general amenity of neighbours.

(v) Parking

7.15 The existing dwelling has 3 bedrooms, and the enlargements do not result in an additional 4th bedroom. Therefore, only 2 on site spaces are required to meet the Parking SPD which can readily be provided on site.

(vi) CIL

7.16 The net gain in floorspace is only about 40sqm so less than 100 sqm and so the development is not CIL liable.

(vii) BNG

7.17 With respect to BNG, as a householder application the development 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, including neighbours' solar panels. On this basis the proposal is recommended for approval.

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9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/01030

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:

Design & Access Statement by Helyer Davies Architects
Solar Study by Helyer Davies Architects
1:1250 Location Plan
Proposed Plans, Elevations, Block Plan and Sections - Drawing Number 21179 – 02 Rev A

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:

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, additional information requested and forthcoming, making your proposal acceptable.