

DELEGATED OFFICER REPORT

PROPOSAL	Proposed single-storey side and rear extension.
LOCATION:	7 St James Road, Emsworth, PO10 7DN
REFERENCE NO:	APP/25/00890
APPLICANT:	Mrs Judy Williams
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/12/2025
APPLICATION EXPIRY DATE:	15/01/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a two-storey semi-detached dwelling located in Emsworth. The property features parking space to the front of the dwelling, and a path to the side of the dwelling and a rear garden. The property's materials feature brickwork for the front and rear external walls, render to the side elevation and brown concrete tiles for the gable pitched roof.
- 1.2 The property is located within an urban and residential area, with the character of the street featuring a mix of designs and materials.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Proposed single-storey side and rear extension.

Officer note: The plans show a proposed window to the original southern side elevation at ground floor level, this is able to be done under permitted development rights and is considered acceptable and is not further assessed below. The works also show decking in the rear garden, The proposed decking is annotated to be up to approximately 72cm in height but remains below 30cm when considering against the highest surrounding ground levels. Where development includes raised decking, it must not exceed 0.3m in height to be permitted development, to be measured against the ground level of the land adjacent to the building. According to the GPDO Interpretation of Part 1 paragraph I, "raised" in relation to a platform means a platform with a height greater than 0.3 metres.

The GPDO at Interpretation 2 (2) states that unless the context requires otherwise, the height of a building refers to its height as measured from “ground level”, this being the level of the surface of the ground immediately adjacent to the building in question or where the surface of the ground on which it is situated is not uniform, the level of the highest part of the surface of the ground adjacent to it. Article 2 (2) does not provide any indication that the height of decking should be measured differently to other buildings. With regards to application APP/25/00890 No part of the proposed decking exceeds 0.3 metres in height when measured from the highest part of the surface of the ground adjacent to it, this being the point at which to measure the height of the decking in line with Interpretation 2 (2) above and therefore it is not considered to be a raised platform for the purposes of this test and therefore accords with permitted development rights and will not be assessed further in the report.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
Policy CS15 (Flood and Coastal Erosion Risk)

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)
D3 (Layout, Form & Density)

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

5. Statutory and Non Statutory Consultations

Environment Agency	No comments received.
Southern Gas - HP Pipeline	With regards to the following applications, SGN has no objection, the works are far enough away to not affect our assets.
Emsworth Residents Forum –	No comments received.

HBIC	<p>Within 50m, Notable and Protected Species, Narrow-leaved Water-plantain.</p> <p>Officer note: the works are considered to feature a sufficient separation distance from the nearest watercourse, where this species is likely to be located. It is not considered that the modest domestic extension would impact this species.</p>
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 Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 7

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) Ecology
- (v) Biodiversity Net Gain
- (vi) Flood Risk

(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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the extension would be appropriate and proportionate to the plot and the dwelling and would not extend beyond No.5 St James's Road's (to the north) rear elevation and would receive very limited visibility on the street scene at select vantage points.

- 7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, and this will be conditioned.

- 7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

- 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) 2011. 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

- 7.7 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No, the extension would extend no further than No.5's (to the northern side of the application site) rear elevation and regarding No.9 to the south would face a flank wall. Fenestration of the proposal would face the rear garden, or No.9's flank wall.

- 7.8 Is the proposal sited such as to avoid overbearing development?

Yes.

- 7.9 Is there sufficient amenity space?

Yes

(iv) Ecology

- 7.10 The application site has been located to be within 50 metres of a notable and protected species; Narrow-leaved Water-plantain. However, officers note that the works are considered to feature a sufficient separation distance from the nearest watercourse of approximately 44 metres, to where this species is likely to reside, and officers consider the impact to be likely to be acceptable and to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011.

(v) Biodiversity Net Gain

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(vi) Flood Risk

- 7.12 Due to part of the application site being located in Flood Zone 3, a Flood Risk Assessment form was provided as part of the application documents. The proposed mitigations are considered acceptable and the proposal is considered to accord with Policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011. It is noted that the extension itself is located in Flood Zone 1 (low flood risk).

8 Conclusion

- 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/25/00890

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:

Drawing Number: PL.951.25 01: Block and Location Plans: Uploaded 28/10/2025

Drawing Number: PL.951.25 04 Revision A: Proposed Floor Plans: Uploaded 28/10/2025

Drawing Number: PL.951.25 05 Revision A: Proposed elevations: Uploaded 28/10/2025

Flood Risk Assessment Form: Uploaded 24/11/2025

Email named Confirmation of render for application by Mr Reading dated 19/02/2026

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 and in accordance with the email named "Confirmation of render for application" by Mr Reading uploaded on 20/02/2026, 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.

Informative:

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.