

DELEGATED OFFICER REPORT

PROPOSAL	Ground floor side and rear extension and loft conversion with front rooflight and rear dormer.
LOCATION:	33 Ward Crescent, Emsworth, PO10 7RR
REFERENCE NO:	APP/25/00844
APPLICANT:	Mr & Mrs Irving
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/12/2025
APPLICATION EXPIRY DATE:	15/12/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 33 Ward Crescent is a semi-detached two storey house on the north side of Ward Crescent. The property is finished in red brickwork with white uPVC fenestration under concrete tiled roof and is set back from the street with a front driveway with sufficient parking for two vehicles. The rear garden is approximately 18 m long, as measured from the rear of the original house, and 10 wide and is predominantly bounded by 2m high close-boarded fencing. The rear of the property are the rear gardens of the properties in Lewis Road there are several large outbuildings in the rear gardens abutting the application site. There is a conservatory to the rear of the adjoining property 35 Ward Crescent however owners have raised no objection and confirmed the conservatory is to be demolished and replaced with a brick built extension.
- 1.2 The area immediately surrounding the application site is residential and is comprised of similar properties. Many of the properties nearby have been substantially altered with extensions of various types.

2. Planning History

No relevant history

3. Proposal

Ground floor side and rear extension and loft conversion with front rooflight and rear dormer.

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

N/A

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

5. Statutory and Non Statutory Consultations

Councillor Grainne Rason No comments received.
Councillor Charles Robert No comments received.
Councillor Reuben Mychaleckyi 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: 2

Comment	Officer Comment
Overlooking from rear dormers and rear extension. Loss of privacy.	Impact to neighbouring properties is examined in detail in Section 7 below.

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) Biodiversity Net Gain (BNG)

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

Side/rear extension

7.3 The Havant Borough Design Guide SPD states “*It is important that the extension remains subservient to the main building*”, the side/rear extension would be single-storey and smaller in width, and height to the main dwelling and is considered to accord with this guidance for side extensions. The Havant Borough Design Guide SPD also states regarding extensions that they should “*not protrude too far forward from the main building, or be prominent in the street and should respect the common building line*”. The side/rear extension is set back and would respect the building line of and is not considered to be an over prominent addition to the street scene. With regards to these considerations, the extension is considered to have an acceptable impact upon the character of the dwelling and upon visual amenities.

7.4 The rear extension would retain a gap to the western boundary and would be set at an angle to the property beyond No.31 Ward Crescent. Whilst the extension is wider than the original rear elevation it would be single storey and remain subservient to the main building.

7.5 Regarding materials, the extension would feature matching brickwork and fenestration to the main dwelling. Regarding this, the material palette is considered 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) 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

Other Works:

7.7 The other work relates proposed loft conversion with front rooflight and rear dormer. The rear dormer would be set down from the ridge and up from the eaves and be tile hung. 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 rear boundary of the site adjoins the rear gardens of properties in Lewis Road. The proposed rear dormer would be set approximately 20m from the rear boundary and approximately 33m from the closest habitable rooms of the properties to the rear. (The proposed rear extension abuts the existing conservatory at number 35 however confirmation has been given the conservatory is to be demolished and replaced with a similar extension). This is substantially in excess of the minimum back-to-back distances recommended in Section 5.05 of the Havant Borough Council Design Guide SPD (2011), which requires a separation of 21m and goes on to note in Section 5.06 that some overlooking of gardens from the upper floors of dwellings will be unavoidable in most urban and suburban housing layouts. The fallback position is that the rear dormer could be achieved under Permitted Development, which makes provision for loft conversions and rear facing dormers. Whilst the proposals would be visible from Lewis Road, given the separation distances involved and the suburban nature of the locality the impact to these properties is considered to be limited and acceptable.
- 7.9 In relation to the adjoining properties No's 31 and 35 Ward Crescent, the rear extension would be set off the boundary with No.31 and be single storey. It is considered that this relationship is acceptable. In relation to No.35 a new boundary would be created with a wall. This is understood that the existing conservatory at No.35 is to be demolished and the new wall would form the new boundary. No objections have been received in relation to this.
- 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).

(iv) Parking provision

- 7.11 The proposals would increase the number of bedrooms from two to three and therefore sufficient parking for two vehicles is required. There is sufficient space for two vehicles within the existing frontage which was observed during a visit to the site. The proposals are therefore considered to meet the requirements specified in the Havant Borough Council Parking SPD (2016) and are in accordance with Policy DM13.

(v) 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.
-

9. RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00894 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: 5152-P-01
Block Plan: 5152-P-02
Floor Plans: 5152-P-05
Elevations: 5152-P-05

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 you were notified of the reasons for delay in determining the application.