

DELEGATED OFFICER REPORT

PROPOSAL	Single storey rear extension and single storey side extension and 3 number dormer windows
LOCATION:	2A Allendale Avenue, Emsworth, PO10 7TJ
REFERENCE NO:	APP/26/00101
APPLICANT:	Mr Neil Horrocks
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	11/03/2026
APPLICATION EXPIRY DATE:	13/04/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

- 1.1 The application site comprises of a single storey bungalow in Emsworth. The application site features a rear garden, with parking to the front and side of the dwelling. The property's materials feature brown concrete tiles in a hip design for the roof and brickwork for the external walls. The property is in an urban and residential area, with the character of the street featuring a mix of one and two storey properties.

2. Planning History

- 2.1 Is there any planning history relevant to the current application?

No

3. Proposal

- 3.1 Single storey rear extension and single storey side extension and 3 number dormer windows.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

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.
HBIC	Within 50m Notable and Protected Species: Serotine and Soprano Pipistrelle in flight, Siskin, Brambling, Starling, House Sparrow, Wheatear, Hedgehog, Stag Beetle, Silver-washed Fritillary. Officer comment: The Council's Ecologist has been consulted regarding bats and provided no objection. The modestly sized side and rear extension is not considered to be likely to unacceptably impact protected species.
Charles Robert - Councillor	No comments received.
Grainne Rason - Councillor	No comments received.
Reuben Mychaleckyi - Councillor	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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	1st Site Notice	18/02/2026	11/03/2026	Is advertised in the public interest

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

Number consulted: 9

Number of Representations: 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) Biodiversity Net Gain (BNG)
- (v) Ecology
- (vi) Parking

(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 extensions and dormers would be appropriate, subservient and proportionate to the application site and the host dwelling.

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 the materials are considered appropriate, 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 and Policies ENP:D1, ENP:D2 and ENP:D3 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**

Side extension

- 7.7 The side extension would not impact No.2 Allendale Avenue and No.537A Southleigh Road. Regarding No.537 Southleigh Road to the south of the property, overlooking concerns are regarded as acceptable, owing to that fenestration would face boundary treatment and No.2A Allendale Avenue's garden. Regarding overshadowing and overbearing impacts, the side extension would feature a separation distance from No.537's rear amenity space of approximately 1.2 metres and the eaves height of the extension would be approximately 2.6 metres. Regarding this, officers consider the impact to be limited and acceptable.

Rear Extension

- 7.8 Owing to that fenestration would face No.2A Allendale Avenue's rear garden and boundary treatment and the separation distances from adjacent properties officers consider the rear extension to have an acceptable impact on residential amenity.

3No dormer windows

Front dormer

- 7.9 The proposed front dormer would not overshadow or be overbearing upon neighbouring properties, its fenestration would face the public realm and it is considered to have an acceptable impact regarding overlooking.

Side dormer

- 7.10 The proposed (northern) side dormer would not overshadow or be overbearing upon neighbouring properties. A condition will be imposed on the fenestration to be obscure and only openable above 1.7 metres which is considered acceptable regarding overlooking concerns.

Rear dormer

- 7.11 The proposed rear dormer would not overshadow or be overbearing upon neighbouring properties. Regarding overlooking concerns, it is noted that the rear dormer would be approximately 9.5 metres from the side boundary of No.537B Southleigh Road. Whilst 10 metres is desired for separation distance for first floor windows to amenity space, it is noted that if the dormer were to be matching materials the development would be able to be undertaken by permitted development rights, moreover, there are trees near the common boundary which would further reduce overlooking of No.537B's rear amenity space, on balance, regarding this shielding of views and the permitted development fallback position (for a matching material dormer), officers do not consider that this shortfall in separation distance would be so severe to warrant the refusal of this planning application.
- 7.12 Consequently, it is considered on balance that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy and on balance 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) 2011.

(iv) Biodiversity Net Gain (BNG)

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

(v) Ecology

7.14 The application site has been located to be within 50 metres of notable and protected species: Serotine and Soprano Pipistrelle in flight, Siskin, Brambling, Starling, House Sparrow, Wheatear, Hedgehog, Stag Beetle, Silver-washed Fritillary. Regarding protected bat species, the Council's Ecologist has been consulted regarding bats and provided no objection. The modestly sized side and rear extension is not considered to be likely to unacceptably impact protected species. In light of this, 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.

(vi) Parking

7.15 The proposal would increase the occupancy on site from 2 to 4 bedrooms. This would require 3 parking spaces to be shown on site. This has been shown on the amended site plan and will be conditioned in order for the spaces to be provided and retained and this proposal is considered to accord with the Havant Borough Parking SPD and Policy DM13 of the Havant Borough Local Plan Core Strategy 2011 and is considered acceptable in this regard.

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 Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00101

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: Uploaded 13/02/2026

Proposed First Floor Plan: Uploaded 13/02/2026

Proposed Ground Floor Plan Amend A: Uploaded 13/02/2026

Existing Floor plans and Elevations: Uploaded 13/02/2026

Proposed Elevations and Existing East Elevation: Uploaded 13/02/2026

Amended site plan as existing: Uploaded 20/02/2026

Amended site plan as proposed: Uploaded 20/02/2026

Email by Jane Mottershead named "agent correspondence regarding parking cladding and side dormer window": Uploaded 20/02/2026

Reason: - To ensure provision of a satisfactory development.

3. The external materials used shall be in accordance with the submitted details contained on the application form, approved plans and email from Jane Mottershead (agent) 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.

4. The car parking, servicing and other vehicular access arrangements shown on the approved proposed plans to serve the development hereby permitted shall be made fully available for use prior to the first use of the extensions hereby permitted and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy

DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework parking.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), prior to first occupation of the roof extension hereby permitted the dormer window in the northern elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties 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.