

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/25/00982

APPLICATION TYPE: Full Planning Permission/Retrospective Permission

PROPOSAL: Part garage conversion. Single storey rear (wrap around) extension.

SITE ADDRESS: 9 Oakmeadow Close, Emsworth, PO10 7RL

AGENT DETAILS: Mr Bessant

APPLICANT DETAILS: Mrs Audemars

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 23 January 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

The site is located in a residential cul-de-sac on the outskirts of Emsworth, close to the Borough boundary with Westbourne. The application site is a two-storey semi detached dwelling of brick and tile construction, sited on the eastern side of Oakmeadow Close. To the front of the property is a small lawn, and block paving in front of the integral garage, providing curtilage parking. There is also a canopy which extends around the front of the house. There is an existing single storey extension located to the rear elevation. There are no boundary treatments to the front / side of the dwelling. The rear and rear side boundary treatments consists of 1.8m high close boarded fencing.

2 Planning History

APP/18/00434 - Single storey rear extension. – Permitted 28 June 2018

3 Proposal

Part garage conversion. Single storey rear (wrap around) extension.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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)

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass and Materials)

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

5 Statutory and Non Statutory Consultations

Southern Water

Southern Water has no objections to the proposed Single storey rear (wrap around) extension.

6 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) 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 The proposal comprises a single-storey rear and side wraparound extension together with a partial garage conversion. The extension would be attached to the existing rear extension and would project an additional 2 metres, spanning approximately 8 metres across the rear elevation. From this point, the extension would be angled at 45 degrees towards the boundary, with an approximate depth of 5.4 metres and a width of around 1 metre, connecting to the existing garage. The proposed extension would serve as an extension to the existing kitchen area as well as providing an additional bedroom, the partial garage conversion would include the installation of a shower/toilet area.

7.4 Due to the location of the proposed extension to the rear and rear side elevation the side element of the proposal could be very partially seen from the streetscene of Oakmeadow Close but would be mainly screened by the existing garage and fencing to the front side elevation. The proposal would be constructed with materials similar in appearance to the existing materials at the property. The proposal is not considered to have a harmful visual impact upon the character of the area or streetscene.

7.5 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

7.6 The proposed extension would be located a minimum of 10.3 metres from the rear boundary and approximately 26 metres from the rear elevation of the neighbouring dwelling to the rear. As a result of this separation distance, it is considered that the development would have a minimal and acceptable impact on the amenities of this neighbouring property.

7.7 The neighbouring property to the south (No. 11 Oakmeadow Close) benefits from an existing rear extension that has a depth approximately 1 metre greater than the proposed extension at the host property. Having regard to this, it is not considered that the proposed development would result in a harmful impact on this neighbouring property, with any impact being minimal and acceptable.

7.8 The rear and side elements of the extension would project approximately 3 metres from the rear elevation of the neighbouring property to the north (No. 7 Oakmeadow Close), with a separation distance of approximately 1.3 metres to its side elevation. The rear corner of the extension is angled away from the neighbouring rear nearside window to minimise any loss of light. A new bathroom window within the side elevation of the existing garage would face the neighbouring garage and would be largely screened by the 1.8 metre-high boundary fencing. As such, the proposal would result in a limited and acceptable impact on neighbouring amenity.

7.9 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) Biodiversity Net Gain (BNG)

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

(v) Parking

7.11 As the proposal involves a reduction in the available parking within the garage and the creation of an additional bedroom, resulting in a four-bedroom dwelling, there is a requirement for three off-street parking spaces within the curtilage of the property. The proposed site plan demonstrates that adequate space is available to the frontage to accommodate three off-road parking spaces. The proposal therefore complies with the requirements of Policy DM13 of the Havant Borough Local Plan (Core Strategy).

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 Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/25/00982 subject to the following 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 and Block Plan – Drawing No. PL.858.24.01 RevC – Received 17 March 2026
Proposed Floor Plans and Elevations – Drawing No. PL.858.24.03 RevD – Received 17 March 2026

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.
- 4 The development shall not be brought into use until a minimum of 3No parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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.

Informative:

In accordance with paragraphs 39-51 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 following receipt of amended plans and no further assistance was required.