



2 SCHOOL LANE

Design and Conservation Appraisal – Planning Application Submission

2 School Lane, Emsworth, Hampshire PO10 7ED
SurveyCloud Ltd
April 2026





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1.0 Executive Summary

This Design and Conservation Appraisal has been prepared in support of a full planning application for the extension and refurbishment of 2 School Lane, Emsworth.

The site comprises a late nineteenth-century semi-detached dwelling located within the Emsworth Conservation Area and Chichester Harbour National Landscape. The property makes a positive contribution to the character of the conservation area, although this has been diminished by a series of later, unsympathetic additions.

The proposed development seeks to rationalise and replace these additions with a coherent and subordinate scheme that enhances the architectural clarity of the host building while improving its functionality, sustainability and long-term condition.

The proposals have been informed by pre-application advice received from Havant Borough Council and have been revised to ensure compliance with local design guidance. In particular, the side extension has been set back from the principal elevation to reinforce the visual primacy of the original dwelling.

It is therefore concluded that the proposals would preserve the character and appearance of the conservation area and comply with the development plan and should therefore be supported.



1.1 Pre-Application Engagement and Response

A pre-application enquiry was submitted to Havant Borough Council (Ref: GEN/26/00105), with a response received from Havant Borough Council dated 02 April 2026.

The key issue identified by the Local Planning Authority related to the design of the proposed side extension. It was advised that, in order to comply with the Borough Design Guide SPD, the extension should be clearly subordinate to the host dwelling and set back from the principal elevation.

The submitted scheme has been revised accordingly. The side extension is now stepped back from the front façade, ensuring that the original Victorian building remains visually dominant and that a clear distinction is maintained between the historic fabric and the contemporary addition.

The Conservation Officer indicated that a contemporary design approach and use of modern materials could be acceptable, subject to appropriate scale, detailing and subservience. The proposals retain this approach, using a restrained palette of complementary materials.

Other matters raised, including impact on neighbouring amenity, parking provision and the principle of development, were broadly supported in principle, subject to detailed consideration at application stage.

Matters relating to access, parking and potential tree constraints have also been considered and addressed within the submitted scheme.

The revised scheme is therefore considered to respond positively and proportionately to the pre-application advice.



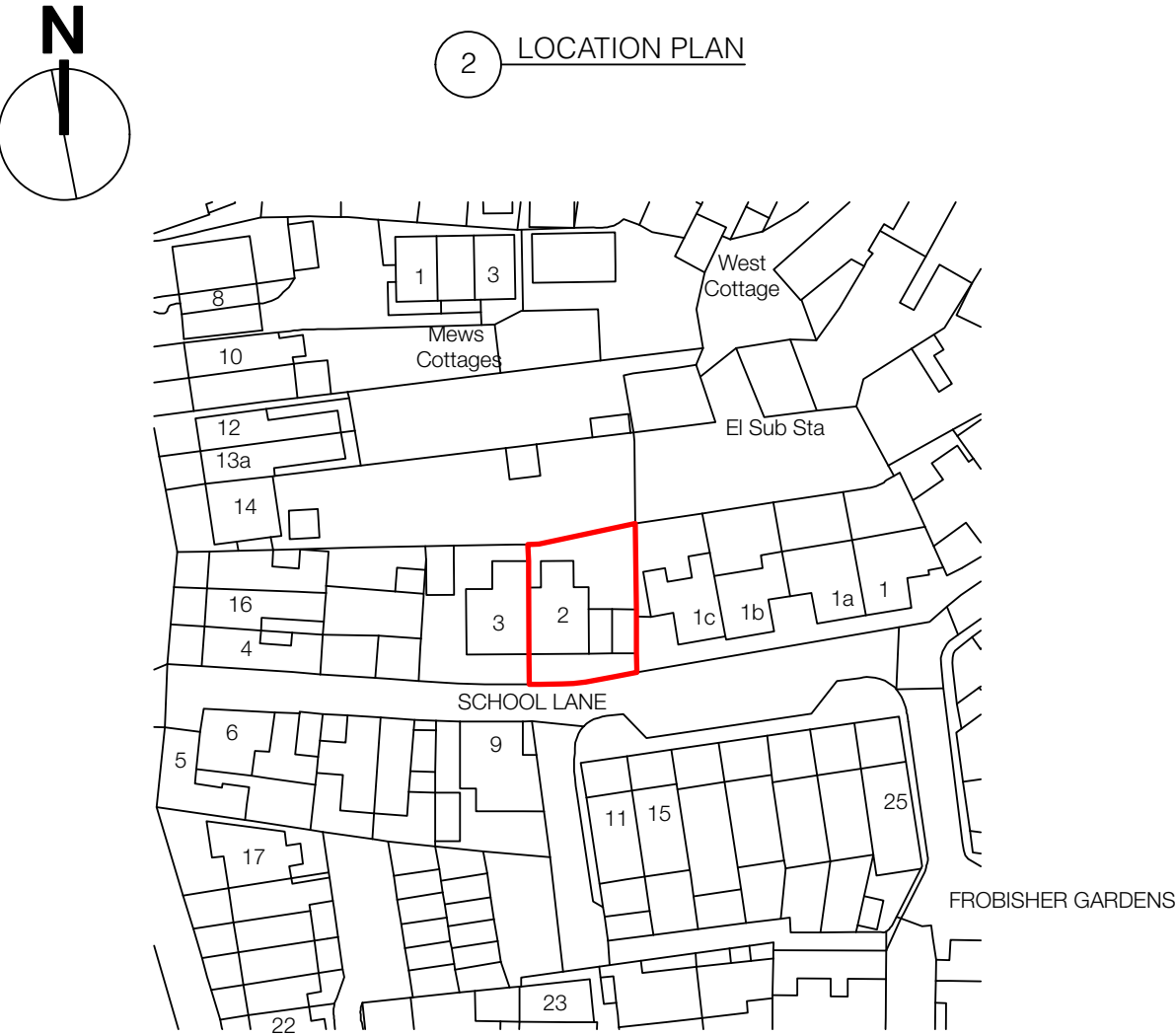
2.0 Site Location and Conservation Area Context

The site is located on School Lane in Emsworth and lies within the designated Emsworth Conservation Area. The area is also within the Chichester Harbour National Landscape.

The conservation area is characterised by a strong historic identity, reflecting the town’s maritime and residential development. The surrounding townscape is composed of modestly scaled cottages and townhouses, typically constructed in red or yellow brick, with pitched roofs finished in clay tile or slate.

Development is generally of a human scale, with consistent plot patterns and traditional detailing contributing to a cohesive and legible streetscape.

The application property forms part of a semi-detached pair and contributes positively to the character of the conservation area through its scale, form and proportions. However, later additions have disrupted the clarity of the original building form and diminished its overall architectural coherence.



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3.0 The Existing Building

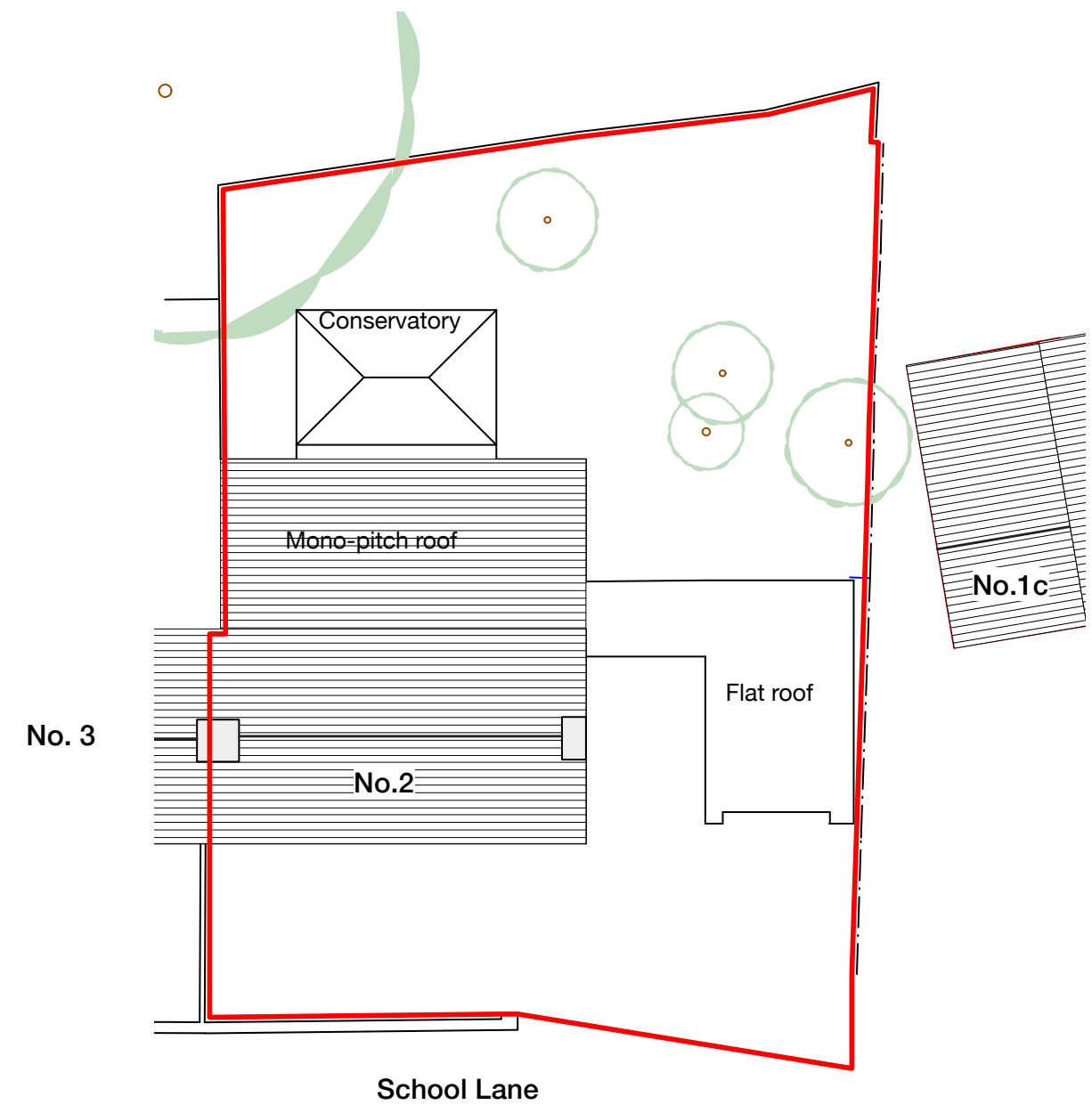
Existing front elevation



Existing rear elevation



Site plan





3.0 The Existing Building

The host dwelling is a late nineteenth-century two-storey semi-detached house of traditional brick construction beneath a pitched tiled roof.

The building retains its original front elevation, which contributes positively to the street scene. However, the property has been subject to a number of later alterations, including:

- a flat-roofed side addition incorporating a carport and garage
- a full-width mono-pitched rear extension
- a conservatory structure

These additions are of limited architectural merit and detract from the clarity and legibility of the original building. In particular, the side addition presents a weak relationship with the main house, lacking subservience and architectural coherence.

The cumulative effect of these interventions is a dilution of the building's historic character and its contribution to the conservation area.



4.0 Design Principles and Rationale

The design approach has been informed by a clear understanding of the host building, its historic development and its contribution to the conservation area.

The key principles underpinning the proposals are:

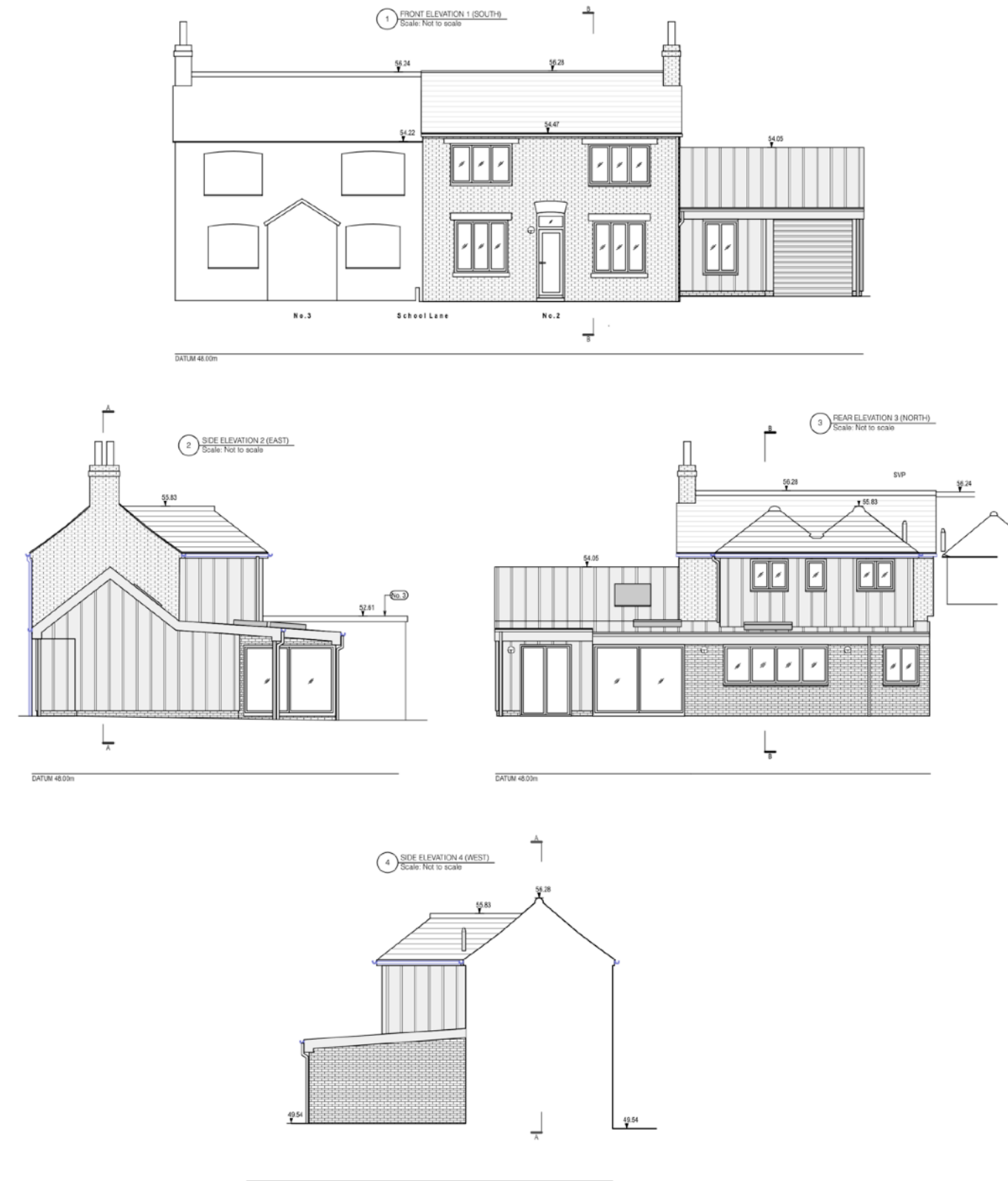
- to preserve the primacy and legibility of the original Victorian dwelling
- to remove and replace unsympathetic later additions
- to ensure all new development is subordinate in scale and massing
- to locate the majority of new development to the rear
- to utilise materials that complement or appropriately contrast with the host building
- to improve the long-term performance and condition of the building
- to incorporate sustainability measures in a sensitive and proportionate manner

Particular regard has been given to pre-application feedback. The side extension has been set back from the principal elevation to ensure that it reads as subordinate to the original building, in accordance with the Borough Design Guide SPD.

This approach reinforces the architectural hierarchy of the dwelling and ensures a clear and legible relationship between old and new.

The proposals are intentionally modest in their outward expression and seek to achieve a balanced composition that enhances the building's overall coherence.

Proposed elevations





5.0 Proposed development

The proposed development comprises:

- the demolition of the existing rear conservatory and mono-pitched extension.
- the construction of a new single-storey rear extension to provide kitchen, dining and utility accommodation.
- the replacement of the existing garage and carport with a new side extension incorporating a garage and extended lounge.
- the introduction of a pitched gable roof to the side extension.
- the addition of rear dormer accommodation at first-floor level.
- the demolition of the existing front boundary wall and construction of a new approximately 1m high brick wall using salvaged materials to match the character of the existing street scene.

An Arboricultural Survey and Impact Assessment will be undertaken to inform the detailed design and ensure that the proposed development does not adversely affect retained trees.

The existing full width dropped kerb will be retained, maintaining the established access arrangement. The proposed layout continues to provide off-street parking within the frontage of the site. The submitted drawings demonstrate that at least one policy-compliant parking space (2.4m x 5.8m) can be accommodated.

In addition, the frontage retains capacity for a second vehicle comparable to the existing situation. As the proposal does not increase the number of bedrooms, it does not intensify parking demand. The development therefore does not result in any material reduction in parking provision and is considered acceptable in accordance with the Parking SPD.

The proposed side extension has been carefully designed to be set back from the principal elevation, ensuring that it reads as a subordinate addition and preserves the visual dominance of the original dwelling.

All new elements are designed to sit comfortably within the scale and proportions of the host building. The main ridge height is not increased, and the extensions are arranged to avoid competing with the original form.

The rear dormer elements are modest in scale and positioned to minimise visibility from the public realm, maintaining the integrity of the existing roofscape.

The scheme results in a more coherent and legible building form, improving both functionality and architectural quality.



6.0 Materials and Architectural Language

The proposed material palette draws from the host building and the wider conservation area context, while introducing a limited number of contemporary elements.

Key materials include:

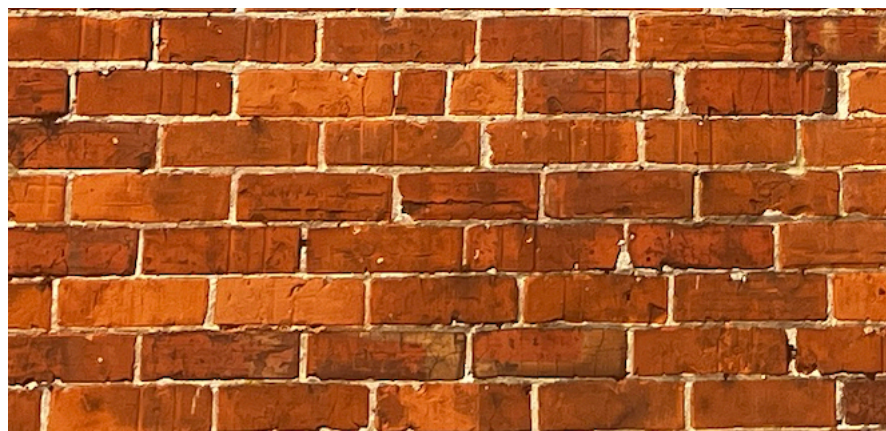
- clay facing brickwork to match the existing dwelling
- pre-coated aluminium standing seam roofing in a grey/bronze tone
- metal cladding to the side extension to provide a clear distinction between old and new
- high-quality windows and doors with traditional proportions
- conservation-style rooflights with minimal visual impact

The use of contemporary materials is deliberate and reflects a design approach that distinguishes new work from historic fabric, while remaining sympathetic in tone and appearance.

The overall architectural language is restrained and coherent, avoiding pastiche while respecting the character of the conservation area.

This approach is consistent with best practice guidance which supports the use of high-quality contemporary materials where they are subordinate and do not compete with historic fabric.

Clay facing bricks to match existing



Grey/bronze colour metal cladding roofs/walls PREFA or similar





7.0 Impact on the Conservation Area

In accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, special attention has been paid to the desirability of preserving or enhancing the character and appearance of the Emsworth Conservation Area.

The proposals result in the removal of unsympathetic later additions that currently detract from the architectural quality of the host building. Their replacement with a well-considered and subordinate scheme enhances the legibility of the original Victorian form.

The introduction of a set-back to the side extension ensures that the original building remains visually dominant within the street scene, maintaining the established hierarchy of development along School Lane.

The majority of new development is confined to the rear of the site, where it is not readily visible from public viewpoints. Where visible, the scale, form and materials are considered appropriate and sympathetic to the surrounding context.

The proposals will also ensure that any nearby trees are appropriately assessed and protected as part of the development.

The proposed materials provide a balanced approach, combining traditional and contemporary elements in a manner that is consistent with best practice in conservation design.

Overall, the proposals are considered to preserve the character and appearance of the conservation area and would result in a modest enhancement through improved architectural coherence. The replacement of the existing front boundary wall using salvaged materials will also contribute positively to the character of the street scene.



8.0 Planning Policy Context and Compliance

The proposals have been developed with regard to relevant national and local planning policy.

At a local level, the development has been assessed against:

- Havant Borough Local Plan (Core Strategy) 2011, including Policies CS11 and CS16
- Havant Borough Local Plan (Allocations) 2014, including Policy DM20
- Emsworth Neighbourhood Plan 2019–2036, including Policies D1, D2 and H1

These policies seek to ensure high-quality design, protect heritage assets and require development to preserve or enhance conservation areas.

The proposals:

- respect the scale, form and materials of the surrounding area
- preserve the significance of the conservation area
- improve the design quality of the site
- respond positively to local character and context

The proposals maintain adequate on-site parking provision and respond positively to site constraints, including nearby trees, ensuring compliance with Policy DM13 and relevant design guidance.

The development is therefore considered to be fully compliant with the relevant planning policy framework.

The proposals are therefore considered to accord with the development plan as a whole and there are no material considerations that would indicate a departure from it.



9.0 Conclusion

The proposed development represents a carefully considered and proportionate response to the site, its context and its heritage constraints.

The scheme has been refined through pre-application engagement and addresses all key matters raised by the Local Planning Authority.

By removing unsympathetic additions and introducing a coherent and subordinate design, the proposals enhance the architectural clarity of the host building and preserve the character and appearance of the conservation area.

It is therefore respectfully submitted that planning permission should be granted.