

DELEGATED OFFICER REPORT

PROPOSAL	New sash windows to the front and rear elevations. New canopy to the entrance to match the existing surrounding properties. New render to the front, hanging tiles to the rear. New garage door to match existing with upper glazed panels. New first floor rooflight, a new metal veranda canopy and new Crittal style sliding doors to the rear.
LOCATION:	28 South Street, Emsworth, PO10 7EH
REFERENCE NO:	APP/26/00175
APPLICANT:	Mr Mark Pope
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	19/04/2026
APPLICATION EXPIRY DATE:	13/05/2026 (Agreed extension of time until 24/06/26)
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

The application site is located on South Street, within the Emsworth Conservation Area. The property is mid terrace, comprising a two-storey dwelling of brick and tile construction. The properties directly either side of the application are Grade II listed buildings.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

New sash windows to the front and rear elevation. New canopy to the entrance to match the existing surrounding properties. New render to the front, hanging tiles to the rear. New garage door to match existing with upper glazed panels. New first floor rooflight, a new metal veranda canopy and new Crittal style sliding doors to the rear.

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)
CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)) (Flood and Coastal Erosion)
CS16(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM20 (Historic Assets)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)

Listed Building Grade: **Adjacent to Grade II listed Nos 26 and 30**
Conservation Area: **Emsworth Conservation Area**

5. Statutory and Non Statutory Consultations

Emsworth Residents Forum	No comments received
Southern Water	No comments received Officer comment: the works would be at minimum approximately 6.2 metres from the nearest sewer pipe and impacts are considered unlikely to be unacceptable, moreover the works do not suggest any underground works to facilitate any aspect of the proposal. An informative will be added if permission is forthcoming warning the applicants of potential risks upon the sewer network.
Conservation Officer	Site / Location The application site is located on South Street, within the Emsworth Conservation Area. The property is mid terrace, comprising a two-storey dwelling of brick and tile construction. The properties directly either side of the application are Grade II listed buildings. Legislation When assessing the proposal, the following legislation and policy context is taken in consideration.

	<p>Planning (Listed Building and Conservation Areas) Act 1990</p> <p>Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.</p> <p>Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.</p> <p>National Planning Policy Framework (revised December 2024)</p> <p>Chapter 16 of the NPPF relates to the Historic Environment including paragraphs 202-221. The following are most relevant:</p> <p>Para 212 states that:</p> <p>‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’.</p> <p>Para 214 states that:</p> <p>‘Where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development</p> <p>Para 215 states that:</p> <p>‘Where a development proposal will lead to less than substantial harm to the</p>
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	<p>significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.</p> <p>The building subject to this application is not listed, but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraph is also relevant: Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)</p> <p>Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough</p> <p>Policy CS11 (4) states that planning permission will be granted for development which:</p> <p>'Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest'.</p> <p>Policy CS16 – High Quality Design</p> <p>Policy CP16 (1a) of the Core Strategy states that:</p> <p>'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:</p> <ul style="list-style-type: none"> a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'. b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest; c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors; d) Is well connected to and integrates with the immediate local area and the
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	<p>wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and</p> <p>e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.</p> <p>Policy DM20 (Allocations Plan) - Historic Assets</p> <p>Policy DM20 states that;</p> <p>‘Planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:</p> <ol style="list-style-type: none"> 1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal. 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets. <p>The Emsworth Neighbourhood Plan – Heritage Policies</p> <p>Assessment</p> <p>The proposal is for several elements of works to renovate the property including;</p> <ul style="list-style-type: none"> - New sash windows to the front and rear elevation. - New canopy to the front entrance. - New render to the front façade and hanging tiles to the rear. - New garage door - New first floor rooflight - New metal veranda canopy at the rear - New Crittall style doors on the rear elevation. <p>South Street is characterised by a mixture of building styles but predominantly includes buildings of historic character including some original, Grade II listed fisherman’s</p>
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	<p>cottages. No. 28 is flanked either side by listed buildings, both Grade II. It is like that No's 28 and 26 were built as an identical pair, but no. 28 has been modernised at some point, including an alteration to modern windows. No. 30 to the south of the site is a slightly different style of building but still features wooden sash windows and painted render finish.</p> <p>The proposal would replace the modern window with timber framed sash windows to match in style with No. 26. The application also seeks to remove the white wooden cladding on the front elevation and replace this with a light painted render, similar to No. 30 and include a new garage door and porch canopy. The proposed alterations to the front elevation would greatly improve the appearance of the building, which would preserve and enhance this part of the conservation area.</p> <p>The proposed alterations to the rear would also uplift the appearance of the property and would not result in harm to either the conservation area, nor the setting of the adjacent listed buildings.</p> <p>Overall, therefore, it is considered that the proposal would meet the requirements of S66 and S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan.</p> <p>Conclusion NO OBJECTION subject to the following conditions:</p> <ol style="list-style-type: none"> 1. No development shall commence until details and samples of all external facing materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details. 2. No installation of new windows and external doors shall take place until detailed drawings and specifications of all windows and doors have been submitted to and approved in writing by
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	<p>the Local Planning Authority. Such details shall include:</p> <ul style="list-style-type: none"> • Section drawings at a scale of 1:20 (or 1:10 where appropriate) • Frame and glazing profiles • Materials and finish/colour • Method of opening • Recess within the reveal <p>The development shall be carried out in accordance with the approved details.</p>
Historic England	<p>Thank you for your letter dated 24 March 2026 regarding the above application for Listed Building Consent. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.</p> <p>If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.</p> <p>Officer note: this proposal does not comprise any proposed Listed Building Consent.</p>
Natural England	No comments received.
Chichester Harbour Conservancy	<p>NO OBJECTION WITH CONDITIONS:-</p> <p>1) Schedule/samples of materials to be agreed prior to construction. Conditions are to be read in conjunction with the overall recommendation and should not be separated.</p> <p>Reasoned Justification The proposed changes are an opportunity to enhance the character and appearance of this building and its contribution to the character of the Conservation Area and National Landscape, subject to suitable details, materials and finishes.</p>
Ecologist	<p>Original comment on 02/06/2026:</p> <p>Whilst the application site is unlikely to be of significant ecological value there may be potential for proposed works to result in impacts to legally protected</p>

	<p>species such as roosting bats and nesting birds. The rear timber cladding in particular appears to exhibit sizeable gaps at the eaves area, sufficient to enable bat access/egress. I am unable to state that bat species would not be present and affected by the proposed works.</p> <p>I would recommend that the application is accompanied by an ecological assessment, carried out by a suitably qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists. An ecological assessment which will determine whether there is any evidence of protected sites, habitats and species, and whether the proposed works are likely to result in impacts to those features. Unless the qualified ecologist can conclude that there is no reasonable likelihood of ecological features being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work will be required prior to determination of any application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.</p> <p>NPPF, Circular 06/2005 and Natural England Standing Advice require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the Local Planning Authority prior to determination, particularly in the case of protected sites, habitats and species, which are a material planning consideration. This will enable the Local Planning Authority to determine the application on the basis of full knowledge about the potential ecological impacts of the proposal and to ensure that any impacts can and will be mitigated.</p>
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	<p>Officer comment: The agent did not consider a bat survey to be necessary for this application and provided high quality close up photos of the front and rear cladding which is in disrepair.</p> <p>The Ecologist commented his final comments on 17/06/2026:</p> <p>Following the submission of recent, good quality images of the rear cladding to the property I am content to conclude that the likelihood of roosting bats occurring is very limited. The cladding appears generally sound.</p> <p>Given that this is an opinion based on a review of photos I would recommend that the following informative note is added to any permission, reminding the applicant and their appointed agents of their legal responsibility to ensure that protected species are taken account of during the proposed works :</p> <p>Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.</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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice		26/03/2026	19/04/2026	Is advertised in the public interest;Is in

				conservation area; Affects a Listed Building and/or the setting of a Listed Building
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 5

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) Impact on visual amenity, the National Landscape and heritage assets
- (iii) Effect on neighbouring properties
- (iv) Ecology
- (v) Biodiversity Net Gain

(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) Impact on visual amenity, the National Landscape and heritage assets

7.3 The application site is within the Chichester Harbour National Landscape (formerly known as Area of Outstanding Natural Beauty). The site is also within the Emsworth Conservation Area and is adjacent to No.26 Dolphin Cottage to the north and No.30 to the South which are Grade II Listed Buildings.

7.4 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 requires that new development; Responds to, draws inspiration from and respects local context and: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site. Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to protect and where appropriate enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas and Listed Buildings. Policy CS12 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to conserve and enhance the qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).

7.5 The special qualities of the National Landscape (as defined in the Chichester Harbour AONB Management Plan) include; 'The particularly strong historic character and associations' and 'The picturesque harbourside settlements.'

7.6 Policy H1 of the Emsworth Neighbourhood Plan requires that 'Any new development or

alteration to an existing structure that affects, or has the potential to affect a heritage asset (whether designated or undesignated) will be required in its design, scale and materials to conserve or enhance the significance of the heritage asset, the wider historic character of Emsworth, and to have regard to the design guidance within this neighbourhood plan.

- 7.7 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.8 Paragraph 205 of the NPPF 2024 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise.
- 7.9 The Emsworth Conservation Area is significant because it comprises an old town located between two small creeks (adapted for mill ponds), with a medieval layout of streets and alleyways. It grew in importance from the 13th century and was especially prosperous in the 18th century as a port with fishing and trade.
- 7.10 No.26 Dolphin Cottage to the north of the site is important, with its listing stating:
- House (once 2). C18. Stucco, with a tile roof. Regular front of 2 storeys, 4 windows. 1st floor band. Sashes in exposed frames. Late C20 Georgian doorcase with cornice, pilasters, and 6-panelled (2-top-glazed) door.*
- 7.11 No.30 South Street to the south of the application site is also important, with its listing (also including No.32 to the south of No.30) stating:
- Pair of houses. Early C19. Painted brick, with a tile roof. 2 storeys and attic, 4 windows. Flat-roofed coupled dormer. Victorian sashes, of 3-lights to the ground floor. Wood doorcases, with cornice on brackets, architraves, panelled reveals, and 8-panelled doors.*
- 7.12 This application seeks a series of external alterations comprising replacement sash windows to the front and rear elevations; a new entrance canopy to match those on surrounding properties; new render to the front elevation; hanging tiles to the rear elevation; a replacement garage door to match the existing, with upper glazed panels; a new first floor rooflight; a new metal veranda canopy; and new Crittall style sliding doors to the rear. The Council's Conservation Officer and Chichester Harbour Conservancy raised no objection to the works. The Council's Conservation Officer recommended two conditions requiring samples/details of external materials and detailed specifications for the proposed windows and doors. Subject to these conditions, the proposal would not result in harm to the character or significance of the Conservation Area or the setting of the adjacent listed buildings. Furthermore, the proposal would conserve the special qualities of the National Landscape (AONB).

Materials

- 7.13 Neither the Council's Conservation Officer or the Chichester Harbour Conservancy have objected to the proposal. A condition will be added to the decision notice if permission is forthcoming requiring a material sample/ full specification of the external materials.
- 7.14 The design and appearance of the proposal is deemed appropriate and would not result in material harm to the visual amenity of the host dwelling and streetscene. Furthermore, the proposal would preserve the character and appearance of the Conservation Area and would not harm the preservation of the setting of the nearby Listed Buildings. Therefore, there would be no material harm to the significance of these heritage assets. The proposal would conserve the special characteristics of the National Landscape (AONB). The proposal would therefore accord with Policies CS11, CS12 and CS16 of the HBLP (Core Strategy 2011) and ENP_D1 and ENP_H1 of the Emsworth Neighbourhood Plan. Furthermore, it would accord with the requirements of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.15 The proposed works to the front and rear of the application site would have minor and acceptable impacts towards neighbouring properties and it is considered that the proposal would 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) 2011.

(iv) Ecology

- 7.16 Due to extensive works to the front and rear walls impacting the front and rear cladding which is in poor condition, the Council's Ecologist was consulted during the application process. On 02/06/2026 the Council's Ecologist requested a Bat Survey. The Agent for this application did not agree the need for a Bat Survey and instead provided close up photos of the front and rear cladding to the Council's Ecologist. The Council's Ecologist on 17/06/2026 provided further comments and considered the risks to protected bat species was very limited and requested an informative be added to the decision notice if permission is forthcoming for this application. Regarding this officers consider the proposal to accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and consider it as acceptable in this regard.

(v) Biodiversity Net Gain

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

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, the Emsworth Conservation Area and the National Landscape, 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/26/00175

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: PR 004 Revision B: Amended proposed and existing elevations: Uploaded 20th May 2026

Email by Devon Walker named: Agent confirmation of render colour: Uploaded 21st April 2026

Design and Access Statement: Uploaded 24th March 2026

Drawing Number: PR 002 REVISION A: Block Plan: Uploaded 24th March 2026

Drawing Number: PR 001 REVISION A: Location Plan: Uploaded 24th March 2026

Drawing Number: PR 003 REVISION A: Existing and proposed floor plans: Uploaded 24th March 2026

Photo survey: Uploaded 24th March 2026

Heritage Statement: Uploaded 24th March 2026

Reason: - To ensure provision of a satisfactory development.

3. No development shall commence until details and samples of all external facing materials to be used in the construction of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory within the Emsworth Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 (Allocations) 2014 and the National Planning Policy Framework 2024.

4. No installation of new windows and external doors shall take place until detailed drawings and specifications of all windows and doors have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- Section drawings at a scale of 1:20 (or 1:10 where appropriate)
- Frame and glazing profiles
- Materials and finish/colour
- Method of opening
- Recess within the reveal

The development shall be carried out in accordance with the approved details.

Reason: To ensure the appearance of the development is satisfactory within the Emsworth Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and DM20 (Allocations) 2014 and the National Planning Policy Framework 2024.

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:

You were updated about issues after the initial site visit,

2. The applicant is advised as follows:

Bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during development works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

3. Please be aware that Southern Water has identified a sewer line near the curtilage of the application site, if works are likely to impact this sewer line, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).