

DELEGATED OFFICER REPORT

PROPOSAL	Proposed demolition of existing rear stair projection and single-storey lean-to structures, and erection of a two-storey rear extension with associated internal alterations and fenestration changes, including replacement windows to the existing dwelling.
LOCATION:	19 Church Path, Emsworth, PO10 7DP
REFERENCE NO:	APP/26/00125
APPLICANT:	Mr & Mrs Shanks and Bird
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	19/03/2026
APPLICATION EXPIRY DATE:	22/04/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

- 1.1 The application site comprises a residential property (formerly a school) identified as a non-designated heritage asset (NDHA), situated adjacent to a Grade II listed St James' Church. The application site derives significance from its historic and architectural interest.
- 1.2 The site is not located within a Flood Zone or a Conservation Area. The Emsworth Conservation Area boundary begins to the south of Church Path.

2. Planning History

None relevant

3. Proposal

Proposed demolition of existing rear stair projection and single-storey lean-to structures, and erection of a two-storey rear extension with associated internal alterations and fenestration changes, including replacement windows to the existing dwelling.

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 Local Plan (Core Strategy) March 2011

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

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Policy H1 – Design & Heritage

Policy H2 – Buildings of Local Historic Interest

Listed Building Grade: Adjacent to a listed building (Grade II). Application site is a NDHA (Non Designated Heritage Asset)

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Conservation Officer – No Objection

Assessment

Significance

The application site comprises a residential property (formerly a school) identified as a non-designated heritage asset (NDHA), situated adjacent to a Grade II listed St James' Church. The application site derives significance from its historic and architectural interest. Given its status as a NDHA, para 216 of the NPPF applies to this application.

Para 216:

'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'

The application site contributes to the setting of the adjacent listed church through its siting and traditional domestic character. The building retains evidential and aesthetic value through its historic form, proportions and surviving architectural detailing.

Impact of the proposal

Impact on NDHA

The proposal comprises the demolition of later, less significant rear additions and the erection of a two-storey rear extension, alongside replacement windows and associated internal alterations. The removal of the existing rear lean-to structures and stair projection would result in the loss of later, subservient fabric which does not contribute positively to the significance of the building.

The proposed extension has been designed as a clearly subordinate addition, set below the ridge line of the host building. This approach ensures that the original building remains visually dominant and readily legible.

The scale, proportions and roof form of the extension respond thoughtfully to the host building, with the new gable reflecting the pitch and geometry of the existing roof while remaining clearly subservient in its presence. The use of a narrow linking element further reinforces this hierarchy, allowing the original form to be clearly understood.

The choice of materials and detailing, including the use of a red zinc roof, traditional brick and a simple contemporary palette, provides a coherent yet distinctly modern addition that respects the character of the host building without resorting to pastiche. Particular care has been given to architectural detailing, including the treatment of window openings and reveals, which introduce depth and articulation to the elevations and reflect the quality and intent of the original building's decorative features in a contemporary manner.

Furthermore, the replacement of poor-quality UPVC windows on the host dwelling with more appropriate, heritage-style alternatives would enhance the architectural character and appearance of the existing building, resulting in a positive change in its contribution to the wider historic context. Overall, the extension represents a well-resolved and high-quality design which responds positively to the scale, form and architectural flair of the existing building.

Setting of adjacent LB

In terms of its relationship

with the adjacent Grade II listed church, the extension is located to the rear of the site where views are limited and filtered by existing boundary treatments and mature vegetation. As such, the proposal would not materially alter the way in which the church is experienced within its setting. The building would continue to read as part of a modest domestic backdrop, subordinate to the architectural presence of the church.

Overall, the proposal represents a well-considered and appropriately scaled intervention which preserves the significance of the non-designated heritage asset and its relationship with the adjacent listed building.

Level of Harm

The proposal would preserve the significance of the non-designated heritage asset and the setting of the adjacent Grade II listed church.

The proposed extension, by virtue of its subservient scale and form, limited visibility, and sensitive, yet high quality design approach, would not detract from the way in which the listed church is experienced within its setting. The host building would continue to read as a modest domestic element within the wider context, remaining clearly subordinate to the architectural and historic significance of the church.

The removal of later additions and the replacement of unsympathetic windows would result in a degree of enhancement to the character and appearance of the building.

Overall, the proposal is considered to result in no harm to the significance of the non-designated heritage asset or the setting of the Grade II listed church.

Conclusion

The proposal would preserve the significance of the non-designated heritage asset and the setting of the adjacent Grade II listed church, in accordance with the duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

It is consistent with the aims of the NPPF in conserving heritage assets, and with Policies CS11, CS16 and DM20 of the Havant Borough Local Plan.

Material and design details have been adequately specified within the submitted 'Materials Specification' and no heritage conditions are recommended so long as this is listed within the application documents on any future approval.

NO OBJECTION

Emsworth Residents Forum

No comment received

Southern Gas - HP Pipeline

Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal. However, should your proposal change please contact us immediately and we will re-assess.

Case Officer comment: Please see additional notes on the consultee comment visible on the file

Ecologist

The application is accompanied by a Preliminary Bat Roost Assessment (Imprint Ecology, November 2025). Following a detailed external and internal assessment the building has been assessed as offering negligible suitability for supporting roosting bats. No further ecological survey works are necessary.

The report includes some sensible recommendations for ecological mitigation and enhancement, and I would suggest that these are secured by condition.

Development shall proceed in accordance with the ecological mitigation measures detailed within the Preliminary Bat Roost Assessment (Imprint Ecology, November 2025). The developed site shall include a minimum of one integral or wall-mounted bat roosting unit and one integral or wall-mounted bird nesting unit, installed in a suitable location as per manufacturer's instructions. Reason: to protect and enhance biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2011.

Councillor Grainne Rason

No comment received

Councillor Charles Robert

No comment received

Councillor Reuben Mychalecky

No comment 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		18.03.2026	09.04.2026	Affects a Listed Building and/or the setting of a Listed Building

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

Number consulted:5

Number of representations received: 0

Material planning considerations are addressed in Section 7.

7 Planning Considerations

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area and on the Setting of the Grade 2 Listed Building and Non Designated Heritage Asset
- (iii) Effect on neighbouring properties
- (iv) Ecology and BNG
- (v) Parking

(i) Principle of development

7.1 The application site is located within the defined urban area; therefore development is considered acceptable in principle subject to development management criteria. In this case the development would be taking place adjacent to a listed building. The application property is also a Non Designated Heritage Asset.

7.2 The Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposal is this grade II listed building, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation. The current proposals primarily affect the listed building and its setting.

(ii) Appropriateness of design and impact on the character of the area and on the Setting of the Grade II Listed Building and Non Designated Heritage Asset

7.3 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.

7.4 This proposal comprises of a two storey rear extension following the removal of the rear projecting stairwell and lean to structure. The extension would project beyond the rear wall by approximately 5.8 metres, with a width of approximately 5.5 metres. The extension would comprise of a dropped, pitched roof; then forming a side gable wall to the north elevation. This would be mirrored to the south elevation with a raised eaves line on this side. The roof ridge of the extension would be set below that of the existing roof in height.

The proposed extension would create an open plan kitchen diner at ground floor level, served by windows to the north and east elevations. The window to the east would be obscure glazed. A bathroom would also be proposed served by an obscured window to the south elevation. At first floor level would be a main bedroom with an ensuite bathroom. The bedroom would be served by a window to the north elevation. There would be two windows to the south elevation, both of which would be obscured and which would serve the landing and ensuite bathroom. To the rear roof slope would be a rooflight, with one also to the north elevation on the lower section of pitched roof.

7.5 Replacement windows to the main dwelling are also proposed as well as the introduction of alternative materials. Details of these have been provided in the submitted 'Materials Specification' document. The proposed windows to the existing house are to be Deceuninck flush casements, with uPVC frames finished in Heritage White. The windows proposed to the extension comprise of Deceuninck flush casements, with uPVC frames finished in Anthracite Smooth Matt. The proposed roof windows are to be VELUX units, comprising: North Elevation: 1 no. VELUX GGL MK06 306621U, 78 x 118cm East Elevation: 1 no. VELUX GGL MK04 306621U, 78 x 98cm. The roof windows are to be triple glazed and finished externally in RAL 7043 aluminium.

7.6 Proposed materials include brickwork to the extension is to be Wienerberger Colorado Multi Red Stock Brick. The proposed standing seam roof is to be VMZINC PIGMENTO Red and associated flashings, gutters, verges and soffits are to be finished in matching zinc.

7.7 The proposed extension is considered to remain subservient in both design and scale to the main dwelling, with the dropped height and lowered eaves of the pitched roof section. The proposal incorporates existing features such as the existing gable walls into the extension design. The materials are considered to have a contemporary aesthetic, whilst remaining complementary to the existing property and surrounds. The extension would be visible from the churchyard and surrounding properties; however the proposal is considered to be an acceptable addition in regards to its impact on the character of the area.

7.8 As this property is a Non Designated Heritage Asset and is also located adjacent to a Grade II Listed church, Havant's Heritage Officer has been consulted on this proposal. Following review of the submitted plans, Havant's Heritage Officer is supportive of this proposal, noting in particular that the replacement windows would result in a positive change in its contribution to the wider historic asset. Overall Havant's Heritage Officer concludes the following:

'The proposal would preserve the significance of the non-designated heritage asset and the setting of the adjacent Grade II listed church, in accordance with the duty under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

It is consistent with the aims of the NPPF in conserving heritage assets, and with Policies CS11, CS16 and DM20 of the Havant Borough Local Plan.

Material and design details have been adequately specified within the submitted 'Materials Specification' and no heritage conditions are recommended so long as this is listed within the application documents on any future approval. '

7.9 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 Policies CS16 and CS11 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations). 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. 10 To the south and east of the application site is the Emsworth Community Centre. The western elevation of the Community Centre features the 'Lumley Room' and the wall of this forms the rear boundary of the application site. To the south is a store and kitchen with two windows facing back towards the garden of 19 Church Path. The proposed extension would be set in from these windows by approximately 2.8 metres, and these windows are also set further back beyond the proposed extension, and it is noted that the community centre use results in a different use of the kitchen than in a residential dwelling. The proposal is not considered to impact any other residential dwelling.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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 and CS11 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations). It is noted no letters of objection were received with respect to the scheme.

(iv) Ecology and BNG

7.12 The applicant has provided a Preliminary Bat Roost Assessment (Imprint Ecology, November 2025) and this has been reviewed by Havant's Ecologist. Following a detailed external and internal assessment the building has been assessed as offering negligible suitability for supporting roosting bats. No further ecological survey works are necessary. The ecological mitigation and enhancement proposals outlined shall be secured via planning condition. As this is a householder application this is not liable to BNG requirements (Biodiversity Net Gain).

(v) Parking

7.13 There is parking space on site for 2 vehicles provided as required by the Havant Parking SPD.

8 Conclusions

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the setting of the Listed Building, Non Designated Heritage Asset and on neighbours and is therefore considered to be appropriate and recommended for approval.

9. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with conditions for application APP/26/00125

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:

Materials Specification dated 21.05.2026
25014 V01-101 Block plan
25014 Heritage Statement – Feb 2026
24.02.2026 Location plan
Preliminary Bat Roost Assessment (Imprint Ecology, November 2025)
25014 V05-300 VP2 Proposed elevations
25014 V03-301 P1 Proposed first floor plan
25014 V03-300 P1 Proposed ground floor plan
25014 V03-302 P1 Proposed roof plan
25014 V04-300 P1 Proposed section
25014 V02-300 P1 Proposed site plan

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.

4 Development shall proceed in accordance with the ecological mitigation measures detailed within the Preliminary Bat Roost Assessment (Imprint Ecology, November 2025). The developed site shall include a minimum of one integral or wall-mounted bat roosting unit and one integral or wall-mounted bird nesting unit, installed in a suitable location as per manufacturer's instructions, prior to occupation of the development hereby permitted.

Reason: to protect and enhance biodiversity in accordance with the Environment Act 2021, Conservation Regulations 2017, Wildlife & Countryside Act 1981, NPPF, NERC Act 2006 and Policy CS 11 of the Havant Borough Core Strategy March 2024

5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevation facing south serving the bathroom and landing 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.

6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the bathroom window in the ground floor on the side elevation facing south and the kitchen window on the rear elevation facing east 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.

Informatives:

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 sought and were provided with pre-application advice,

Your application was acceptable as submitted and no further assistance was required.