

DELEGATED OFFICER REPORT

PROPOSAL	Single story side extension
LOCATION:	18 Brent Court, Emsworth, PO10 7JA
REFERENCE NO:	APP/26/00192
APPLICANT:	Mr S Gordon
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	23/04/2026
APPLICATION EXPIRY DATE:	14/05/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

18 Brent Court is a large detached dwelling located at the end of a cul de sac and is constructed of brick walls with a concrete tiled roof. The dwelling is on level ground and is hard-surfaced to the front with gravel for the provision of parking two. To the rear and west elevation of the dwelling the amenity space is moderate in size. The boundary around the curtilage features fencing and the dwelling shares a boundary with three two storey flats to the west.

2. Planning History

Is there any planning history relevant to the current application?

Yes - APP/16/00023 - Single storey side and garage extension – Approved
09/03/2016

3. Proposal

Single story side extension

Officer comment:

- 3.1 The red line has been amended and Certificate B served upon neighbouring properties during the application process.

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

CS16 (High Quality Design)
 DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
 (Protecting and Enhancing the Special Environment and Heritage of
 Havant Borough)
 Policy CS15 (Flood and Coastal Erosion Risk)

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

Arboriculturist	Based on our conversation, site photos and application type I raise no objection to this proposal.
Emsworth Resident Forum	No comments received.
Southern Water	<p>Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.</p> <p>Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers</p>

	<p>are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.</p> <p>For further advice, please contact Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).</p> <p>Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk</p> <p>Yours faithfully, Future Growth Planning Team southernwater.co.uk/developing-building/planning-your-development</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.

Number consulted: 8

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) Arboriculture
- (v) Biodiversity Net Gain
- (vi) Flood Risk

(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 extension would be appropriate, subservient and proportionate to the plot and would infill between the existing dwelling and the existing detached double garage

- 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, 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. 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

- 7.7 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No, the extension would be single storey preventing overlooking concerns as this would face the rear garden and boundary treatment, and would be feature a sufficient separation distance from neighbouring properties to prevent unacceptable overshadowing and overbearing impacts.

- 7.8 Is the proposal sited such as to avoid overbearing development?

Yes.

- 7.9 Is there sufficient amenity space?

Yes

(iv) Arboriculture

- 7.10 The Council's arboriculturist has been consulted regarding this proposal and has not objected to the works, in light of this, the proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(v) Biodiversity Net Gain

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

(vi) Flood Risk

- 7.12 Due to part of the application site being located in a future tidal flood zone 2 a flood risk assessment was requested during the application process. The flood risk assessment

is considered acceptable and is considered to accord with Policy CS15 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, 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/26/00192

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: KALO-0328-100 Rev B: Amended existing and proposed plans: Uploaded 06/09/2026

01. FLOOD RISK ASSESSMENT REPORT: Uploaded 15/05/2026

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.

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. During the application process Southern Water has left the following comments:

Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal.

Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website.

Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water.

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