

DELEGATED OFFICER REPORT

PROPOSAL	Single storey side extension to replace existing conservatory, elevational changes to replace tile hanging to weatherboard cladding.
LOCATION:	1 Lindens Close, Emsworth, PO10 7PY.
REFERENCE NO:	APP/26/00308
APPLICANT:	Mr & Mrs Gilbert
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	01/07/2026
APPLICATION EXPIRY DATE:	01/07/2026 (EOT Agreed 31/07/26)
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is a 1970's two-storey detached house, located on a corner garden plot, with Exeter Close to the east, Bellevue Lane to the south and Lindens Close to the west. The host dwelling has an attached carport and garage on the northern elevation, a small dormer to the western roof slope and driveway accessing onto Lindens Close. The property has also benefitted from 2 extensions, the conservatory on the southern elevation and a single storey extension to the eastern elevation. It has been constructed using red multi-brick walls, under a red/brown interlocking concrete pan-tiled roof and white uPVC windows and doors. The host dwelling is located within a planted and laid to lawn plot, surrounded by a 1.8m close boarded fence on top of low brick walls, forming the rear, part front and side boundaries of the site.
- 1.2 The adjoining neighbour's properties are either two-storey detached houses, detached chalet bungalows and period residential properties. As the site is on a corner plot, only the neighbour to the north (No.2) Lindens Close has a shared boundary with the site. The greater area is of medium density consisting of detached and semi-detached house of different styles and design.

2. Planning History

APP/12/01076 – Single storey rear extension, and re-roofing of side access, Approved 22/11/2012.

3. Proposal

It is proposed to construct a single storey side extension to replace an existing conservatory, the proposal also includes elevational changes to replace tile hanging to weatherboard cladding.

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

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 and Materials)

Listed Building Grade: N/A.
Conservation Area: N/A

5. **Statutory and Non-Statutory Consultations**

Southern Water

Development Site is not within Southern Water's Supply Area:

The development site is not located within Southern Water's statutory area for water supply. Please contact Portsmouth Water who are the relevant statutory undertaker.

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. 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 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.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.

<p>Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk</p> <p>Officer Comment: These details shall be attached to the decision as an informative, for the Agent/Applicants information.</p>
<p>Emsworth Residents Forum No comments received.</p>
<p>Councillor Charles Robert No comments received.</p>
<p>Councillor Grainne Rason No comments received.</p>
<p>Councillor Reuben Mychaleckyi No comments received.</p>

6. **Publicity and 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: 6

Number of site notices: One

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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)

- (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 existing detached house on site is of a period design from the 1970's. It has been constructed using red/brown interlocking concrete tiled roof, with elevations of red multi-brick, with a brown scalloped tile panel at the front and white uPVC fenestrations. The property is surrounded to the west, south and east with grassed and planted amenity space, which is located behind low walls and 1.8m high close boarded fencing, forming the front boundaries of the site. The proposed single storey extension would replace an existing conservatory structure to the southern elevation of the host dwelling. This would measure approximately 6.0m in width by 3.4m in depth, 2.5m to the eaves and a maximum height of 3.6m. The proposal would allow for a new reception/relaxing room. No other external alterations are proposed. The proposed development would be constructed in matching or similar materials to the existing host dwelling, except for the new fenestrations in the proposals, which would be of aluminium and finished in 'Anthracite' and the replacement of the front facing tile hanging with timber cladding. Although, this is a change from the tiled hung wall panel and white uPVC openings/conservatory, however, this development would be located behind 1.8m high boundary fencing restricting public view, it is also single-storey in height and is modest in size and design. In the light of this, officers are of the opinion that the proposal would remain subservient to the host dwelling and would not result in an excessive depth to the house or be sufficiently impacting on the host dwelling to warrant refusal and consider it an acceptable addition in visual terms within the existing streetscene.
- 7.4 Therefore, the proposed design and appearance of the proposal is deemed appropriate in context to the main building and the attached and nearby neighbouring dwellings and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and D1 & D2 of the ENP. 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

- 7.5 The proposed extension would feature a casement window in the western elevation and patio doors in the southern and eastern elevation; both these fenestrations face the main garden of the site but would not look directly into any neighbouring dwellings windows or back gardens, due to being on a corner plot. Also, this proposal would be minor in scale, only slightly larger than the existing conservatory and set back by approximately 5m from the southern boundary. Furthermore, there is a gap across the site, footpath and road to neighbouring property at No.18 Exeter Close of over 16m and a distance of over 30m to No.9 Lindens Close, ensuring that the proposed extension would not create significant levels of overshadowing, loss of privacy or loss of amenity to the nearest neighbours. No.2 Lindens Close to the direct north of the site would not be affected by the proposal. No other nearby properties would be impacted by the proposed structure, due to distance and position.
- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

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

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the amenity of neighbouring occupiers and no significant visual impacts to the streetscene. The proposal would therefore meet the requirements of Policies CS16 of Havant Borough Local Plan (Core Strategy) and D1 & D2 of Emsworth Neighbourhood Plan and is recommended for approval.

9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00308 subject to the following conditions

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:

Existing Elevations & Location Plan PL.993.26.03.
Proposed Elevations & Site Plan PL.993.26.03 D.
Existing & Proposed Ground Floor Plan PL.993.26.01 C.

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, to those details stated in the submitted plan: Proposed Elevations & Site Plan PL.993.26.03 D and in the Planning Application Form, 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:

- Your application was acceptable as submitted and no further assistance was required.
- 2 The Agent/Applicant should note the following information received from Southern Water:

The development site is not located within Southern Water's statutory area for water supply. Please contact Portsmouth Water who are the relevant statutory undertaker.

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. 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 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.

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