

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Alterations and extension to the first floor to create a new bathroom and reorganised bedroom and family bathroom and alterations to external materials.
LOCATION:	11 Woodlands Avenue, Emsworth, PO10 7QB
REFERENCE NO:	APP/26/00415
APPLICANT:	Ms Jennifer Royall
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	04/08/2026
WARD:	Emsworth
RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site is a two-storey dwellinghouse located in Emsworth. To its front elevation it features white painted brick and UPVC windows and features a replacement side extension that has been constructed in brickwork. To the front of the dwelling, the application site features a paved driveway with pebble features fronting onto Woodlands Avenue, with hedges and trees surrounding the front. To the rear is a garden with several large trees and hedging in the curtilage.
- 1.2 The application site is located in an area that could be considered both urban and residential, with the character of the road featuring two-storey detached dwellinghouses in evidence with modest separation distances from the street.

2. Planning History

02/67915/000 - Single storey rear extension – Approved 17 December 2002

APP/24/00076 - Demolition of existing garage, erection of single storey side extension on western elevation and extension to rear (for purposes as an annex). Extension to eastern elevation – Approved 04/04/2024 (**Officer comment:** As of the officer's site visit, most of this proposal would appear to have been completed)

APP/24/00657 - Non material change to APP/24/00076 relating to additional obscure glazed window in west elevation at ground floor – Approved 26/09/2024

3. Proposal

- 3.1 Alterations and extension to the first floor to create a new bathroom and reorganised bedroom and family bathroom and alterations to external materials.

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

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 & Materials)

ENP_D3 (Layout, Form & Density)

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Emsworth Residents Forum	No comments received.
Councillor Charles Robert	No comments received.
Councillor Grainne Rason	No comments received.
Councillor Reuben Mychaleckyi	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 of neighbour notification letters sent: 7

Number of site notices: 0

Number of representations received: 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) 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 proposal comprises of a first floor side extension and changes to external materials of the dwelling.

First Floor side extension

- 7.4 Regarding two storey side extensions, the Havant Borough Design Guide SPD states

“Two storey side extensions should be set back behind the main building line. The ridge height of the extension can also be reduced to below the height of the main ridge so that the extension does not dominate the main frontage. The angle of the roof should be the same as or similar to the existing roof. Flat-roofed extensions are not normally acceptable, particularly at two storey height”.

- 7.5 The first floor side extension element would comply with the guidance for two storey side extensions and is considered to have an acceptable impact upon the property and upon visual amenities.

Alterations to external materials

- 7.6 The proposal would be part grey vertical clad on the ground floor side extensions approved under APP/24/00076, and the first floor side extension the subject of this application. Whilst cladding would make the proposal more prominent upon the streetscene, there is a mix of some rendered and tile hung properties, and the proposal to introduce grey vertical cladding is considered to modernise the property. With regards to this, the change to external materials is considered to have an acceptable impact upon the property.
- 7.7 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) and ENP_D1 General Design Policy, ENP_D2 (Height, Mass & Materials), and ENP_D3 (Layout, Form & Density) of the Emsworth Neighbourhood Plan. 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

- 7.8 The change to external materials element to the works is considered to have an acceptable impact upon neighbouring properties amenity. Properties to the front and rear are considered to be acceptably impacted by the works owing to the separation distance that the first floor extension would have to these properties. No.13 Woodlands Avenue to the east of the application site is considered to be acceptably impacted by the works as the existing dwelling would shield impacts towards No.13.

No.9 Woodlands Avenue

- 7.9 There would be no side windows on the first floor side extension facing this property, and overlooking concerns are considered as acceptable. Regarding overshadowing and

overbearing concerns, the proposed first floor side extension would feature an approximate 8.3 metre separation distance to No.9 Woodland Avenue's curtilage, with regards to the proposed eaves height of the first floor side extension of approximately 6.6 metres and the proposed ridge height of approximately 9 metres impacts are considered to be limited and acceptable

- 7.10 Consequently, it is considered that the proposal will 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.11 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 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/26/00415

Conditions (per attached list)

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: 002 Rev P03: Amended proposed elevations: Uploaded 22/07/2026

Drawing Number: 001 Rev P02: Proposed site plans EXISTING ground and first floor plans: Uploaded 09/06/2026

Drawing Number: 004 Rev P01: EXISTING and PROPOSED block site plan: Uploaded 09/06/2026

Drawing Number: JOB 23168: Existing elevations Uploaded 09/06/2026

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.

Informative

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.