

DELEGATED OFFICER REPORT

PROPOSAL:	Replacement of existing rear conservatory with single storey rear extension, replacement of existing garage and carport with new side extension with pitched gable roof, addition of first floor rear extension.
LOCATION:	2 School Lane, Emsworth, PO10 7ED
REFERENCE NO:	APP/26/00281
APPLICANT:	Mr Stephen Wild
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	
APPLICATION EXPIRY DATE:	09/07/2026
WARD:	Emsworth
CASE OFFICER:	Tina Pickup
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site relates to a semi-detached two storey property, located on the north side of School Lane. It is a traditional red brick dwelling beneath a tiled roof and has a flat roofed side addition comprising a car port and garage. These are set back from the highway providing parking for 2 small cars. To the rear the dwelling has a full width single storey extension with steep mono-pitch roof, as well as a half width conservatory.
- 1.2 The site lies within Emsworth Conservation Area as well as the Chichester Harbour National Landscape (formerly AONB). The site lies outside any current day or future flood zone.

2. Planning History

APP/26/00011 – Demolition of shared chimney stack between numbers 2 and 3 School Lane. Permitted 20 March 2026

02/68038/000 – Conservatory to rear – permitted 17 February 2003

And at **3 School Lane**, the other half of the semi:

APP/25/00776 - Demolition of existing conservatory and outhouse. Proposed extension in courtyard. Alteration of existing roof at rear of property to allow for pitched roof for new extension. Permitted 14 November 2025

3. Proposal

- 3.1 Replacement of existing rear conservatory with single storey rear extension, replacement of existing garage and carport with new side extension with pitched gable roof, addition of first floor rear extension.

- 3.2 The proposal would demolish the existing side car port and garage as well as rear conservatory, and in its place add a single storey side extension 5.3m wide, and rear extension 1.1m deep. The side extension would include a single attached garage, set back beneath the roof overhang. In addition, a first-floor rear extension is proposed, at 2.4m deep and 5.6m wide, with double hipped roof arrangement.
- 3.3 As originally submitted the side extension was set back 220mm and a mix of matching and contemporary materials proposed. Notably the elevations of the side extension and its roof were proposed to be grey/bronze coloured aluminium wall and roof panels. During the course of determining this application amended plans have been received lowering the height of the side extension and making the side extension flush with the front elevation, but using matching brick for the elevations, and just the contemporary aluminium panels for the roof. The rear first floor extension would use the aluminium panels for the elevations and traditional tiles for the roof.

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, August 2026, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework, August 2026

DM3 - Determining development proposals
DM6 - Use of planning conditions and obligations
S3 - Presumption in favour of sustainable development
S4 - Principle of development within settlements
HE4 – Securing the conservation of heritage assets
HE5 – Assessing effects on heritage assets
HE6 – Proposals affecting designated heritage assets
HE9 - Conservation Areas

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)
CS16 - High Quality Design
CS17 – Concentration and Distribution of Development within the Urban Areas
DM8 – Conservation, Protection and Enhancement of Existing Natural Features
DM10 - Pollution

Havant Borough Local Plan (Allocations) July 2014

AL1 - Presumption in Favour of Sustainable Development
DM20 – Historic Assets

Emsworth Neighbourhood Plan Post Examination Version 2020

H1 – Design & Heritage
D1 - General Design Policy
D2 – Height, Mass & Materials
D3 – Layout, Form & Density
D7 – Mitigate Light Pollution

Chichester Harbour Management Plan (2025-2030)

PP01 - Great Weight for a Nationally Important Landscape

PP03 – Residential & Householder Development
PP05 – Dark Skies & Light Pollution

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint Supplementary Planning Document, July 2017

Listed Building Grade: Not applicable
Conservation Area: Emsworth

5. Statutory and Non Statutory Consultations

Conservation Officer – on original submission

No. 2 School Lane is a traditional red brick semi-detached dwelling which makes a positive contribution to the character and appearance of the Emsworth Conservation Area. The dwelling is of simple domestic form, comprising a two-storey pitched roof structure with brick chimney stacks and a clearly legible gable end elevation. Attached to the side of the dwelling is a flat-roofed garage and open car port which is distinctly ancillary in scale, height and appearance. As a result, the original form of the dwelling remains readily appreciable within the street scene, with the low-level garage/car port providing visual relief and maintaining the prominence of the host building when viewed from School Lane.

The proposed replacement side extension would substantially increase the built form occupying the side plot and would introduce a prominent, contemporary addition extending across much of the width and depth currently occupied by the garage and car port. Whilst no objection is raised to the use of standing seam metal cladding in principle, as contemporary materials have been successfully incorporated elsewhere within the Conservation Area, concern remains regarding the siting and visual relationship of the extension to the host dwelling. Since the pre-application proposal, the extension has only been set back by 100mm from the principal elevation, which is insufficient to create a meaningful visual distinction between the original building and the new addition. In public views, particularly when approaching along School Lane, towards Bridgefoot Path, the extension would appear largely aligned with the principal elevation and would not read as a clearly subservient element. Consequently, the proposal would diminish the legibility of the original semi-detached form and introduce an unduly prominent addition within the street scene, resulting in harm to the character and appearance of the Emsworth Conservation Area.

The concerns identified could potentially be overcome through revisions relating to a more substantial setback from the principal elevation, of approximately 500mm or greater, which would assist in creating a clear visual hierarchy between the original building and the proposed addition. Such a recess would allow the historic form of the dwelling to remain readily identifiable within the street scene and provide a more effective transition between old and new. Combined with the contemporary material palette already proposed, a greater setback would help ensure that the extension reads as a secondary addition rather than an extension of the principal frontage, thereby better preserving the character and appearance of the Conservation Area.

As submitted, the proposal would result in less than substantial harm to the Emsworth Conservation Area however, if the proposal is amended to reflect the above response, then the proposal could be supported from a heritage perspective, subject to final details regarding materials samples / details.

Conservation Officer – on amended submission

Amended plans

Revised drawings have now been submitted which include amendments to the design of the proposed extension. In particular, the height of the extension has been reduced and

the previously proposed metal-clad side elevation has been replaced with brickwork, resulting in a form and appearance that relate more successfully to the host dwelling and wider streetscene. Whilst the extension remains aligned with the principal building line, the revisions have reduced its visual prominence and improved its overall relationship with the original dwelling.

Having reviewed the amended scheme, it is considered that the proposal would now appear as a more sympathetic addition to the host property and would not detract from the legibility of the original semi-detached form to the extent previously identified. The use of brickwork to the side elevation provides greater continuity with the host building, whilst the retention of standing seam metal roofing maintains an element of contemporary design interest. On balance, the amendments satisfactorily address the concerns previously raised regarding the prominence of the extension within the streetscene.

As a result, it is considered that the revised proposal would preserve the character and appearance of the Emsworth Conservation Area and would accord with the relevant heritage and design policies of the development plan.

Revised NPPF (August 2026)

The revised National Planning Policy Framework, published on 17 August 2026, retains the overarching objective of conserving and enhancing the historic environment and continues to require decision-makers to have regard to the significance of designated heritage assets when determining planning applications. Whilst the structure of the Framework has been substantially revised, the fundamental principle that development should conserve heritage significance and respond appropriately to local character remains unchanged. Having regard to the amended design, it is considered that the proposal would preserve the character and appearance of the Emsworth Conservation Area and is therefore consistent with the heritage objectives of the revised National Planning Policy Framework.

Conclusion

NO OBJECTION subject to the following conditions:

1. Samples and / or details of all new external materials to be submitted and agreed prior to above ground construction.
2. Details of all new windows and doors including material, finish, colour and method of opening to be submitted and agreed prior to above ground construction.

Chichester Harbour Conservancy

None received

Emsworth Residents Forum – on original plans

We appreciate that efforts have been made to ensure that the extension of the property is subservient to the main house, by stepping the extension back from the main building line. However, we feel that using metal cladding for the wall and the roof is entirely inappropriate to this location, as well as cancelling out the impact of the design approach outlined above. Instead the use metal cladding will draw attention to the subservient element of the property

Policy D2 a) of the Emsworth Neighbourhood Plan calls for the use of traditional building materials in new buildings, which would include significant extensions, especially in the Emsworth Conservation Area. The proposed use of metal cladding fails to respect this policy.

ERF - Re-consulted, but no comments received on amended plans

Arboriculturalist/Tree Officer

Thank you for the consultation regarding the proposed development, I confirm that I do not require further arboricultural information and raise no object to this proposal.

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: 8

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Press Advert		29/05/2026	19/06/2026	Is in conservation area
Site Notice	site notice	27/05/2026	19/06/2026	Is in conservation area

Number of representations received: Objecting = 1 - Supporting = 1 - Neutral = 0

Comment	Officer Comment
The letter of objection raised the following points: We were not notified of the planning; We object to the proposed development on the basis of our loss of privacy and severe overlooking. Further, while we understand the reason for the contrasting external finishes of the development, we share the concerns raised by Emsworth Residents Forum regarding the external metal cladding.	 Noted – see section 7 Noted – amended plans received
The letter of support came from the applicants, countering the Emsworth Residents Forum comment about materials, based on the original plans:	
See file for full comments about context; existing structure; subservency; contemporary intervention that improves visual quality and coherence; use of metal cladding deliberate to provide a high quality, durable, and architecturally appropriate material; use of similar metal cladding in the immediate vicinity, including along Nile Street; new element distinguishable yet complementary, avoiding pastiche or false historicism;	Noted

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, including Conservation Area and National Landscape
- (iii) Effect on neighbouring properties
- (iv) Highways and parking
- (v) Biodiversity Net Gain (BNG)
- (vi) Human Rights Act
- (vii) Equalities and Diversities

(i) Principle of development

7.2 The application site is located within the defined urban area, i.e. within a 'Settlement' for the purposes of the National Planning Policy Framework (NPPF), August 2026, where further development is considered acceptable in principle, subject to consideration of detailed development management criteria.

7.3 As the site lies within Emsworth Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") is relevant to the determination of this application, requiring special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

7.3 Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states that planning permission will be granted for development that: "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".

7.4 Policy CS16 (High Quality Design) (1a) of the Core Strategy states that "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: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site".

7.5 Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant.

7.6 Policy H1 of the Emsworth Neighbourhood Plan requires development to demonstrate high-quality design which responds positively to local character and heritage significance, conserving and enhancing the historic environment and the distinctive character of Emsworth.

(ii) Appropriateness of design and impact on the character of the area, including Conservation Area and National Landscape

7.7 School Lane is identified as part of the old town and harbour area of the Emsworth Conservation Area Character Appraisal, 2010, which evolved during the 19th century from a path to a named road. The existing flat roofed car port and garage side

extension is noted as dated but nevertheless is considered a discreet, unobtrusive structure that has a neutral impact on the character of the Conservation Area.

- 7.8 As originally proposed the bespoke side extension with minimal set back and relatively high ridge line in contrasting metal cladding was of a scale that it was considered not to achieve a clear distinction between the original and new, and was not therefore considered sufficiently subordinate. Following negotiations, amended plans were instead submitted for a simple, matching brick extension with lower ridge height with flush alignment. This would be constructed of matching imperial clay facing brickwork including bonding, coursing and mortar colour.
- 7.9 Whilst the extension would not be set back as normally required by the Borough's Design Guide SPD, in this instance it is considered that the reduced scale of development and use of matching brickwork would not detract from the legibility of the original semi-detached form. As a result, it is considered the design with mix of traditional matching materials and standing seam metal clad roof would be respectful of the host dwelling and successfully blend with the original, whilst providing appropriate visual interest to the wider streetscene.
- 7.10 The recently updated NPPF, 2026, seeks to conserve heritage assets in a manner appropriate to their significance. In accordance with NPPF policies HE6 and HE9 it is considered that the effect of the proposed development on the character and appearance of Emsworth Conservation Area would be positive: the added visual interest of mixed materials whilst respecting the legibility of the host dwelling. Therefore, the development is considered to preserve the character and appearance of the Emsworth Conservation Area consistent with the heritage objectives of the revised National Planning Policy Framework and Local Plan policies CS11 and DM20.
- 7.11 As a modest householder development in the town centre, it is also considered that the proposal would have no adverse impact on the wider landscape setting of the National Landscape (former AONB). It is however noted that three rooflights are proposed which could add to light pollution and undermine the CHC's policy about Dark Skies, but given the site is located within the town centre with a streetlight opposite the site, it is considered that any additional light pollution would have negligible impact on the ambient light levels at night.

(iii) Effect on neighbouring properties

- 7.12 Due to the steep rear mono-pitch roof there are currently no first-floor windows in the rear elevation of the property. Due to the layout of the site and its short rear garden, the proposed first floor windows in the rear elevation would have an outlook over the long rear garden of 14 Bridgefoot Path to the north. These windows would serve a shower room, landing and dressing room, and are therefore not main habitable windows and could be obscure glazed.
- 7.13 There is a high brick wall on the boundary with 14 Bridgefoot Path, as well as mature evergreen fir tree within the grounds of 14 Bridgefoot Path providing some screening. Whilst it is accepted that the proposed first floor windows would add to a perception of being overlooked when within the rear garden of 14 Bridgefoot Path, they could be obscure glazed and are only re-introducing the normal pattern of fenestration in a built-up area where some cross-overlooking of first floor windows is the norm. The garden of 14 Bridgefoot Path is long and already overlooked by windows from number 3 School Lane. Overall, it is considered the additional overlooking resulting from the proposed development would not be materially significant to justify a reason for refusal.

7.14 With respect to the attached dwelling, number 3 School Lane, there is a high brick wall on the shared boundary which provides the rear elevation of a rear extension serving number 3. The recent planning permission further extends this extension to form a dining room with some roof lights (see APP/25/00776). To avoid overlooking from the proposed rear first floor extension down into this neighbouring habitable room, then it is considered that the rear windows should be obscure glazed.

7.15 With such an obscure glazed condition 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).

(iv) Highways and Parking

7.16 The proposal does not result in any additional bedrooms, and the site would remain a 2-bed dwelling requiring 2 on site parking spaces to meet the adopted Parking SPD. It is noted that the proposed layout improves the existing parking arrangement by setting the front of the garage further back, so increasing the space available for a car space in front.

7.17 Although the spaces shown on the plans within the garage and in front do not technically meet the size set out on the SPD (2.4m x 4.8m) it is considered that the parking arrangements on site would be improved compared to existing. Considering the proposed development does not in itself require any new parking, then overall it is considered that the ability to park at least 2 cars on site, albeit in restricted spaces, would not worsen any adverse impacts on the highway and is therefore considered acceptable.

(v) Biodiversity Net Gain (BNG)

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

(vi) Human Rights Act

7.19 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

(vii) Equalities and Diversities

7.20 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

8 Conclusion

- 8.1 This proposal has been assessed against the recently updated NPPF, August 2026, and the proposed development in a settlement policy area is considered acceptable in principle, is appropriate in terms of design and its impact on the character of the Conservation Area and National Landscape and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9. RECOMMENDATION:

That the Interim Development Manager be authorised to Approve with Conditions for application APP/26/00281:

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:
Site and Location Plan - Drawing Number SD25743-LP01 Rev A
Proposed Planning Drawings - Drawing Number SD25743-PP5.0 Rev A

Reason: - To ensure provision of a satisfactory development.

3. Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of all new external materials to be used on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:
 - bricks,
 - roof tiles for rear roof slope,
 - pre-coated aluminium roof and wall panels including colour;
 - profile, finish and colour of fascia, soffits, gutters and rainwater pipes;
 - details of garage roll door, including finish and colour;
 - details of all new windows and doors including material, finish, colour and method of opening;

Only the materials so approved shall be used, in accordance with any terms of such approval.

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

4. Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the 3 first floor windows in the rear (north) elevation 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 Policy DM3 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,

You were updated about issues after the initial site visit, amended plans forthcoming, making your proposal acceptable.