

DELEGATED OFFICER REPORT - HOUSEHOLDER

PROPOSAL:	Rear extension, replacement windows to the rear and other minor external alterations.
LOCATION:	12 Park Crescent, Emsworth, PO10 7NT
REFERENCE NO:	APP/26/00451
APPLICANT:	Mr & Mrs Dowdeswell
APPLICATION TYPE:	Householder planning permission
CASE OFFICER:	Robert Riley
APPLICATION EXPIRY DATE:	15/09/2026
WARD:	Emsworth
RECOMMENDATION:	Approve with conditions

1. Site Description

- 1.1 The application site is located in Emsworth. It lies to the north-west of Emsworth's main district centre, accessed from Havant Road, which serves as the primary route into the town from the west. The property is situated on the western side of Park Crescent. The street is principally accessed via Havant Road to the south, with additional access provided from Record Road to the east. The site is not located within a Conservation Area or a National Landscape. The surrounding area is characterised by predominantly residential development. Properties along Park Crescent are generally substantial, two-storey detached dwellings, many of which are double-fronted in form. A few single-storey bungalows are also present within the street scene.

2. Planning History

APP/25/00067 - Two storey rear extension, roof alterations, proposed rear canopy and attached garage – Approved 16/04/2025

3. Proposal

- 3.1 Rear extension, replacement windows to the rear and other minor external alterations.

Officer comment:

- 3.2 The plans show a rear patio, however the agent has confirmed that the patio would feature a 150mm height which would comprise permitted development and the patio is not assessed further in this report.

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: 8

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)
- (v) Human Rights Act
- (vi) Equalities and Diversities

- (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.

7.3 The works would provide adaptable space to meet the needs of an occupant of the dwelling. The applicant's particular needs are relevant to Policy CS16(4), which states: 'All development should demonstrate that its design... is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all...'

(ii) Appropriateness of design and impact on the character of the area

7.4 The extension would be single storey and would feature an approximate depth of 4 metres and an approximate maximum height of 3.6 metres. Officers with regards to these considerations consider the proposed extension to be of a proportionate subservient size to the existing two storey dwelling and the plot, and consider the rear extension to have an acceptable impact upon visual amenities.

Materials

7.5 The extension would feature red brick with a white lime wash, single ply for the flat roof and black aluminium crittal style windows which are considered as acceptable. On the main house there would be the application of new white render which would fall under permitted development rights under Class A of the GDPO and black aluminium windows which is also considered as acceptable.

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). 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 With regards to the scale, location and nature of the works, properties to the front and rear of the application site are considered to be acceptably impacted by the works. As the extension would be single storey, and any oblique views would face boundary treatment, officers consider overlooking concerns as acceptable. Regarding overshadowing and overbearing concerns, the extension is proposed to feature an approximate maximum height of 3.6 metres, with regards to that the extension would be at its closest point 5.3 metres to the northern boundary and 4.8 metres to the southern boundary of site, officers consider that any increases in overshadowing or the sense of overbearing would be minimal and consider the impact as acceptable.

7.8 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)

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

(v) Human Rights Act

- 7.10 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.

(vi) Equalities and Diversities

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

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 Development Manager be authorised to **Approve with Conditions** for application APP/26/00451

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:

Email by Oliver Cradock named: Agent confirmation of height of rear patio: Uploaded 28/08/2026

Drawing Number: 2601 112: Proposed Elevations: Uploaded 21/07/2026

Drawing Number: 2601 103: Existing Elevations: Uploaded 17/06/2026

Drawing Number: 2601 110: Proposed Block Site Plan: Uploaded 17/06/2026

Drawing Number: 2601 101: Existing Block Site Plan: Uploaded 17/06/2026

Drawing Number: 2601 100: Site Location Plan: Uploaded 17/06/2026

Drawing Number: 2601 111: Proposed Floor Plans: Uploaded 17/06/2026

Drawing Number: 2601 102: Existing Floor Plans: Uploaded 17/06/2026

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 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:

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