

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00517

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Porch extension with revised flat roof to bay window

SITE ADDRESS: 25 Brent Court, Emsworth, PO10 7JA

AGENT DETAILS: Mr Farrer

APPLICANT DETAILS: Mr & Mrs Wigley

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 09 September 2026

RECOMMENDATION: GRANT PERMISSION

1 Site Description

25 Brent Court, Emsworth, is a bungalow which is link attached by the garage to the neighbouring property to the west. The property is located to the north east of Brent Court. No.25 is constructed with a brown facebrick with a flint feature panel to the existing front bay window. The property is enclosed by an approximate 1.8m brick with a side entrance gate leading to the frontage. The front garden is laid to lawn.

2 Planning History

None Relevant

3 Proposal

Porch extension with revised flat roof to bay window.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

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: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Emsworth Residents Forum
No Comments Received

Councillor Robert	No comments received.
Councillor Rason	No comments received
Councillor Mychalecky	No comments received.

6 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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.

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

7.3 The proposal comprises the erection of a front porch extension and alterations to the existing bay window roof. The porch would be attached to the side elevation of the

existing bay window, projecting approximately 1.725m from the front elevation and measuring 2.365m in width, connecting to the existing projecting element of the dwelling. The porch would incorporate a flat roof with an overall height of approximately 2.7m. The proposed materials would include facing brickwork and a flint feature panel to match the existing dwelling. The existing roof over the front bay window would also be replaced and slightly raised. Owing to its modest scale, sympathetic design and use of matching materials, the proposed development is not considered to have a harmful impact on the character and appearance of the host dwelling or the visual amenity of the street scene.

- 7.4 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

- 7.5 The proposed alterations are not considered to have a harmful impact upon the neighbouring properties to the front, rear and side boundaries. Any impact upon these neighbouring properties would be considered minimal and acceptable.
- 7.6 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)

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

(v) Human Rights Act

- 7.8 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

- 7.9 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.
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9 RECOMMENDATION:

That the **Head of Planning and Growth** be authorised to **GRANT PERMISSION** for application APP/26/00517 subject to the following 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:

Location and Block Plan – Drawing No. 3384_P_02 – Submitted 15 July 2026
Proposed Floor Plans and Elevations – Drawing No. 3384_P_01 – Submitted 15 July 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.

Informative:

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 and no further assistance was required.