

DELEGATED OFFICER REPORT

Site Address:	3 Westbourne Avenue, Emsworth, PO10 7QT		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00862	Expiry Date:	02/01/2025
Applicant:	Mr & Mrs Hill		
Agent:	Miss Travers-Ayre	Case Officer:	Jennie Fox
	Thorns Young		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 3 Westbourne Avenue, Emsworth, PO10 7QT is a chalet bungalow style detached dwelling situated to the north-west of the junction of Westbourne Avenue and Emsbrook Drive. The main dwelling is finished in brick and hung tiles with white uPVC windows under a slate roof and is accessed via a driveway from Westbourne Avenue. There are contiguous existing single storey extensions with shallow pitched roofs to the rear of the property along the north-east boundary, the first of which appears to have originally been a garage but has since been converted to living accommodation. The rear garden of the application site is approximately 17m wide and 16m long, as measured from the rear of the original dwelling.
- 1.2 The area immediately surrounding the application site is residential and is comprised mostly of two-storey detached dwellings, in a variety of styles but predominantly finished in brick and render. Emsbrook Drive is a quiet no through road with footpaths to both sides. The footpath is notably wider where it is adjacent to the host dwelling and existing extensions of the application site.

2 Planning History

93/54653/003 - Single storey rear extension and alterations to provide accommodation for elderly relative., PERM,
90/54653/000 - First floor extension and conversion of garage to playroom., PERM,

3 Proposal

Single storey rear extension.

4 Policy Considerations

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

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Charles Robert

None received.

Councillor Grainne Rason

None received.

Councillor Reuben Mychaleckyj

None received.

Emsworth Residents Forum

None received.

Southern Gas Network

None 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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received.	

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 proposals are to demolish the existing single storey extensions and replace them with a single storey flat roof addition. The eastern wall of the proposal would form the boundary to Emsbrook Drive as it does currently, and an existing now defunct garage door within the eastern wall would be removed. The proposed extension would be approximately 3.1m in height, 4.9m wide, and would extend along the east boundary by 8.45m; the same length as the current extensions. The new extension would house a library room and the proposal also includes some internal alterations to create a downstairs bedroom with en suite. Whilst it would be marginally greater in height than parts of the existing extension, the increase in mass and bulk would be relatively minimal and would only affect a small section of the boundary wall. The eaves of the proposal have been appropriately offset to prevent any overhang. Given that the location of the boundary wall is not overly prominent within the streetscene, and that the adjacent footpath already widens to reduce the impact of the existing development on passersby, the design of the proposals is considered to be acceptable.

7.4 The materials proposed are brick with uPVC fenestration to match the style and appearance of the host dwelling and existing boundary wall and are therefore deemed to be acceptable.

7.5 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

7.6 To the west of the application site is No.1 Westbourne Avenue. As both No.3 and No.1 are set within generous gardens, the proposal would be some 17m from the property at No. 1 and is therefore deemed to have little to no impact. Similarly, No.1 Emsbrook Drive is separated from the application site by Emsbrook Drive such that the impact of the proposal on this property would be minimal and is therefore deemed to be acceptable.

- 7.7 To the north of the application site is No.8 Emsbrook Drive, which is set at a right angle to the host dwelling such that the side of the property faces the rear garden of the application site. The proposal would be set a distance exceeding 10m from the property at No.8 and the impact on it is therefore deemed to be minimal.
- 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.

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 Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00862 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 PLAN
BLOCK PLAN
EXISTING PLANS 8225-24-1 REV A
PROPOSED PLANS 8225-24-2 REV B

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.