
Site Address:	101 Selangor Avenue, Emsworth, PO10 7LS		
Proposal:	Single storey rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00474	Expiry Date:	15/08/2024
Applicant:	Mr & Mrs Lidbetter		
Agent:	Mr Helyer	Case Officer:	Ikrame Essalih
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 101 Selangor Avenue, Emsworth, is a semi-detached bungalow with accommodation in the roof space. It is constructed from red multi-brick with a concrete brown tile cross-gable roof, featuring a front gable dormer and a rear flat roof dormer, both finished in dark brown tile hanging. The front garden comprises a paved driveway leading to the existing garage, providing vehicle and pedestrian access, with a pathway leading to the main dwellinghouse entrance and a retained grass area. The front garden allows for at least three car parking spaces.
- 1.2 The rear garden is of an appropriate size, mainly comprising a large lawn area with a patio closer to the rear elevation. The boundary treatment at the rear garden consists of wooden fencing at least 1.7 metres high, coupled with thick, mature hedging and tall trees along the east and north rear boundaries, and wood fencing ranging from approximately 1.7 metres to 1.4 metres at the west boundary. The front garden is enclosed by lower wooden fencing on the east and west sides, with a low brick wall at the front.
- 1.3 The surrounding area is residential in character, with a medium to low density, mainly comprising bungalows of similar age and design and different finish materials, and other two-storey semi-detached housing. The application site backs onto an open green buffer area adjacent to the railway.

2 Planning History

APP/16/00059 - Loft conversion with dormer windows to north and south elevations.,
PERM,14/03/2016
APP/16/01005 - Application for Non-material amendment to Planning Permission
APP/16/00059 relating to relocating the side window higher on the east elevation.,
PERM,20/10/2016

3 Proposal

The proposal encompasses the construction of a single storey rear extension, at the north side corner of the dwellinghouse, with a flat roof following the demolition of the existing rear conservatory.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Charles Robert
No comments received.

Councillor Grainne Rason
No comments received.

Councillor Reuben Mychalecky
No comments received.

County Minerals
No comments received.

Emsworth Residents Forum
No comments received.

Network Rail, Town Planning Technician
Following a review of the application, I can confirm that Network Rail have no objections to the proposal.

Southern Gas Network
Although SGN has a high pressure gas pipeline in the vicinity, the safety and integrity of our assets will not be affected by the proposal.

Officer Comment: *an informative has been attached to the decision notice addressing the information provided elsewhere in the consultation response from Southern Gas.*

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: 5

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) Flood Risk

(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 proposed works comprise the construction of a single storey flat roof rear extension following the demolition of an existing rear conservatory. The proposed extension would have a total height of approximately 3 metres, protruding by approximately 3 metres with a width of approximately 4.4 metres. The new space would form an expansion to the existing breakfast bar/ snug area, to be served by a tall rear window, and a new utility room to the west served by a small side window. The proposed rear extension would then be of an appropriate and modest size and would match the current eaves height, hence appearing subservient to the original design of the dwelling, concurring with the Council's Design Guide SPD. Consequently, it is considered that the proposed works would be in keeping with the main dwellinghouse.

7.4 It is noted that the proposed flat roof extension would not be readily visible from the streetscene. It is also noticed that single storey rear extensions are common features incorporated in multiple neighbouring properties. Therefore, it is considered that the proposed works would be of an appropriate scale and design and would not be out of context of the surrounding area or adversely impact the character of the streetscene.

7.5 Considering the above, the design, appearance and scale of the proposed extension are deemed appropriate in context to the main building and the character of the area. Therefore, it is considered to be acceptable, in accordance with Havant Borough Design Guide SPD and meeting the requirements of Policy CS16 of Havant Borough

Local Plan (Core Strategy 2011). It is considered that the scheme would not result in an adverse impact on the visual amenity and character of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed extension would be located at the rear of the property and facing north. By dint of its location, it would be mainly visible from the immediately adjacent properties located at the east and west side.
- 7.7 On the east side is the property at No. 103 Selangor Avenue. Given the siting of the extension and the separating distance of approximately 2.2 metres from the boundary line, this property would be the closest to the proposed extension. Compared to the existing conservatory, the proposed rear extension would remain at the same distance from this adjacent property. Considering that the proposed structure would have an approximate total height of 3 metres with a flat roof, and with the only east-facing window serving a utility room, and considering the existing fence of at least 1.7 metres, it is deemed that the proposed extension would not appear overbearing or result in harmful overlooking, loss of privacy, daylight, or view to the adjacent property. Therefore, the overall impact would be limited and acceptable.
- 7.8 On the west side is property at 99 Selangor Avenue. By dint of its location, the proposed extension would be mainly screened by the existing built and pitched roof of the breakfast bar/ snug area. Therefore, it is considered that the proposal would not result in a harmful impact to this neighbouring property.
- 7.9 It is considered that the proposed development would be screened from the neighbouring residential properties on the south side, while they are located at a sufficient distance to avoid any detrimental impact from the proposal.
- 7.10 Given the design and scale of the new built and the siting of the application site and the proposed extension vis-à-vis the neighbouring properties at the boundaries, it is considered that the proposal would not have an adverse impact on the residential amenity of these neighbouring properties. The proposal does not appear overbearing or lead to loss of privacy, daylight or outlook, or result in overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Local Plan Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.11 The rear part of the application site is located within Flood Zone 2. The proposal includes a single storey rear extension considered of a modest footprint and scale. A flood risk assessment form has been submitted by the agent confirming that appropriate mitigation measures have been considered. Based on the submitted plans and provided information, it is considered that the proposal would not result in an increase of flood risk meeting the requirements of Policy CS15 of the Havant Borough Council Local Plan Core Strategy (2011).

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the character of the main dwellinghouse, the area and the neighbouring amenities and is therefore considered

to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00474, 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:

15-190-01 REV C Location, Block Plan, Existing and Proposed Plans -
Uploaded 20 June 2024
Flood Risk Assessment Form - Uploaded 29 August 2024

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.