
Site Address: 44 Westbourne Avenue, Emsworth, PO10 7QU
Proposal: Part single and part 2 storey extension to rear of dwelling.
Application Type: Full Planning Permission
Application No: APP/23/00383 Expiry Date: 23/06/2023
Applicant: Mr Hoar
Agent: Mr Helyer Case Officer: Selina Donophy
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached, two storey dwellinghouse located on the east side of Westbourne Avenue, Emsworth. This property has a pitched roof with mock Tudor gable exterior and red brickwork to the front elevation and a projecting gable to the side elevation. The application property is set back from the road with a driveway to the front allowing for on site parking.

2 Planning History

None relevant

3 Proposal

Part single and part 2 storey extension to rear of dwelling.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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**

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The site does not contain any trees subject to a Tree Preservation Order nor is it within a conservation area. Several trees have recently been removed, which are believed to be part of the site preparation works, any further works to retained trees should be undertaken in accordance with British Standard BS3998:2010 (Recommendations for Tree work).

If the officer were minded to grant permission for the application, the landscaping of the site should be secured by condition prior to commencement to achieve additional tree planting to reflect the number and significance of trees removed, which would support Policy DM8 of the Havant Core Strategy (2011).

The proposed works, subject to the conditions listed below would be in accordance with Policy CS16 and DM8 of the Havant Core Strategy (2011).

Recommended Conditions:

Approval subject to the following conditions;

Pruning works:

Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).

Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Landscaping:

A scheme of hard and soft landscaping, including details of existing trees to be retained, new trees to be planted and size, species, planting heights, densities and positions of any soft landscaping, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance and to safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.

Officer Comment: Condition amended as appropriate to ensure appropriate mitigation.

Councillor Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

County Archaeologist

Thank you for your consultation. The site lies to the north of the historic core of Emsworth, outside any areas of known historic occupation. Historic mapping shows that the site formed part of agricultural land until the construction of the current row of houses in the early 20th century. Whilst it is possible that earlier archaeological remains might have been present within the site, the development of the area is likely to have created negative impacts, which would have compromised the already limited archaeological potential. For these reasons, I do not wish to raise any archaeological issues.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will

be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Southern Gas Network

No comment 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
From neighbour's perspective, only one comment regarding height of (assumed) log burner flue in single story extension. Would probably benefit everyone if it could exhaust at high level above eaves.	Comment noted- the woodburner flue in itself does not require planning permission and therefore could be constructed outside of this process. If issues arise the Council's Environmental Health team can investigate under separate legislation.

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) Parking
- (v) CIL
- (vi) Trees

(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 This proposal comprises two storey and single storey extensions to the rear of the property. The proposed two storey rear extension would be located on the side closest to the southern boundary and would have dimensions of approximately 2.5 metres depth, 4 metres width, eaves height of 5.3 metres and ridge height of 7.6 metres. The extension would have a pitched roof set down below that of the main roof. This space would form a rear bedroom served by a first floor rear elevation window. A ground floor rear extension is also proposed- this would project by approximately 7.2 metres from the existing rear wall with a width of approximately 7.6 metres. It would have a flat roof with a height of approximately 4 metres and would feature bi-fold doors to the rear elevation which would serve an open plan kitchen/ living space. A woodburner with a flue is also proposed and this would project above the flat roof of the proposed single storey extension. Proposed materials would match existing.

- 7.4 The proposed extensions would be located towards the rear of the property and therefore would not be highly visible from the public realm. The proposed ground floor extension would have a generous depth however the plot is considered to be large enough to accommodate this without appearing overdeveloped and the extensions are still considered to be generally subservient in appearance when viewed within the context of the host dwelling. The two storey extension would not project by a significant degree beyond the existing rear elevation wall and is also considered to be subservient in scale and appearance. Materials would be in keeping and this would help to blend with the existing dwellinghouse.
- 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) as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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 south of the application site is no 42 Westbourne Avenue - there are no side windows on the side elevation of no 42 except for 2 rooflights - the proposed two storey extension is not considered to result in overshadowing or overbearing impact. There is an existing outbuilding at no 44 and a single storey extension to the rear of no 42 which would screen the proposed single storey extension from impact. The new first floor rear bedroom window would have views directly down the rear garden of the application site of no 44 and not directly down into private amenity spaces of neighbouring properties.
- 7.7 To the north of the application site is no 46 Westbourne Avenue. This property has been extended to the rear at ground floor level and this extension forms an L shape. The proposed extension at no 44 would be sited right alongside the shared boundary however it is noted that the main extension is located behind the garage at no 46 which is sited adjacent to the shared boundary and much of the proposed extension would be screened behind this existing garage. Overall, whilst there would be some impact in terms of the depth and height of the proposed extension on the rear elevation and side elevation doors facing back towards no 44 at no 46, the impact is not considered to be substantially harmful in terms of overshadowing or overbearing impact to justify a refusal on this basis.
- 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) Parking

- 7.9 Bedroom numbers would not be increasing and therefore no further on site parking allocation would be necessary.

(v) CIL

- 7.10 The resulting floor area would not exceed 100m² and therefore this is not CIL liable.

(vi) Trees

- 7.11 There were previously several mature trees to the front and rear of the site however at the time of the site visit these had been cut down. Havant's Arboricultural Officer has been consulted on this proposal and has requested several conditions which have been subsequently applied .

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 Place be authorised to **GRANT PERMISSION** for application APP/23/00383 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:

23045-002 PROPOSED ELEVATIONS, FLOOR PLANS & SITE PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 No above ground construction shall take place unless and until a scheme of hard and soft landscaping, including details of existing trees to be retained, new trees to be planted and size, species, planting heights, densities and positions of any soft landscaping, has been submitted to and agreed in writing by the Local Planning Authority. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following the first occupation of any part of the extensions hereby approved or completion of the development, whichever is sooner. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason: To ensure a satisfactory appearance of the site, to safeguard the health of existing tree(s) which represent an important amenity feature and to provide replacement planting for trees previously removed in accordance with policies CS16 and DM8 of the Havant Core Strategy (2011) and the National Planning Policy Framework.

- 4 Any required tree works shall be pruned in accordance with the recommendations in British Standard BS3998:2010 (Recommendations for Tree work).
Reason: To ensure the continuity of amenity value afforded by the trees in question and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.
- 5 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.