
Site Address:	6 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Extensions to the front, side and rear of the property.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00520	Expiry Date:	18/08/2023
Applicant:	Aniscenkovas & Gunaratnam		
Agent:	Mr Barker	Case Officer:	Tina Pickup
	AVLTD : Architecture : Visualization		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached dwelling located on the south side of Westbourne Avenue. It is set within a modest plot with relatively large open frontage that is graveled for the parking of at least 3 or 4 cars. The dwelling is constructed of buff bricks with a dark tile hanging at first floor on the front elevation beneath a dark tiled fully hipped roof. There is a 1m brick wall to the road frontage, and a low close boarded fence on the eastern boundary where there is also a detached flat roofed garage set back in line with the rear elevation.
- 1.2 No 8 to the east is a substantial detached two storey dwelling having a main double bay window outlook towards the application site, but the separation between dwellings is some 12m. No 4 to the west is set closer, approximately 3m, and has been extended in the past such that it has a two storey rear projection at its western end and a single storey extension at its eastern side closest to the application site, as well as a conservatory. As a result its first floor rear window closest to the application site is already set back with limited light and outlook.
- 1.3 The site is flat and lies outside any current flood zone. The character of the area is predominantly detached two storey dwellings set in spacious and verdant surrounds, of a mix of architectural ages and designs.

2 Planning History

APP/12/00767 - Application for Certificate of Lawfulness relating to replacement of sunroom with single storey rear extension., PERM,28/09/2012
APP/16/00810 - Two storey partial front extension with catslide roof; two storey rear extension; single storey rear and side extension., PERM,27/10/2016
APP/22/00551 - Extensions to the front, side and rear with render and cladding., PERM,19/08/2022

3 Proposal

- 3.1 Extensions to the front, side and rear of the property.
- 3.2 Neither APP/16/00810 or APP/22/00551 have been implemented and this is a revised scheme which enlarges the ground floor element and reduces the first floor element compared to the extant permission APP/22/00551. The current proposal would include a single storey flat roofed side extension to form an attached garage, with an approximately 9m deep flat roofed single storey extension across the full width of the dwelling, including new garage. At first floor level the previously approved rear extension has been omitted and would now just include the previously approved 3.2m deep and 7m wide first floor forward extension that includes a cat slide roof above a porch and results in a forward gable feature to the property. Rooms within the extension have changed compared to APP/22/00551 and as a result some fenestration has altered.
- 3.3 It is proposed to change the roof to slates and elevations would be a mix of render and cladding, with grey aluminium windows.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 5

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) Impact on residential amenity
- (iv) Parking
- (v) CIL

(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 would involve a complete overhaul and renovation of the dwelling with extensions, modernisation and alterations to the external appearance of the dwelling in the streetscene. The materials are to be changed to render and weather board cladding, with grey aluminium windows, and slate roof. The front forward extension would result in a large contemporary feature window within the forward gable projection. The proposed front alterations are considered appropriately scaled to the overall dwelling design concept to create an interesting front facade. The site is not within a Conservation Area and the proposed change to a more contemporary designed dwelling is not considered visually inappropriate to this mixed area.

7.4 The first floor additions are limited to the front forward extension, which retains the existing first floor side separations to the boundaries and sense of space about the property. Overall the front alterations would appear similar but less bulky than the extant permission APP/22/00551. Whilst the footprint of the proposed additions are large, the site can readily accommodate a rear extension of 9m without being overdeveloped - a rear garden of some 21m would be retained. The revised development is considered appropriate to the spacious context of the site.

- 7.5 Overall the design and appearance of the proposal is deemed appropriate in context to the mixed character of the road, 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) Impact on residential amenity

- 7.6 The proposed single storey side extension to form attached garage would bring the development closer to the eastern boundary, but this has effectively been approved before with bulkier cat slide roof above. By changing to a flat roof the height and bulk of the side extension is further minimised. The existing first floor window in the east elevation would remain and continue to serve a bedroom. Whilst number 8 does have main windows with an outlook over this eastern elevation, the resultant separation at ground floor level of some 8.5m is considered sufficient to avoid any harm arising from loss of light, overshadowing, loss of outlook or privacy etc. The relationship between the site and number 8 would not alter at first floor level on this eastern side.
- 7.7 With respect to the proposed alterations to the western side, this revised scheme omits the rear projection and thus would have no impact on number 4's already compromised first floor rear window. This revised scheme represents an improvement to the impact on number 4.
- 7.8 The forward projection has been previously approved and would align with number 4's front extension and the nearest first floor window in number 4 is obscure glazed. The roof lights in the western roof slope are above ceiling height and would serve a dressing room and bathroom only, with little overlooking issues. A high hedge in the control of the applicant provides front screening between the sites.
- 7.9 Overall, it is considered that the revised proposal will not appear overbearing or lead to overlooking or loss of outlook, 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

- 7.11 The proposal results in a 3 bedroom dwelling which only requires 2 on site parking spaces plus secure cycle storage. The site can readily accommodate these spaces without reliance on the integral garage, (which is substandard in size) and does not therefore need to be conditioned to be retained for the parking of cars. Overall adequate parking can be provided on site and the development is considered compliant with the Parking SPD 2016.

(v) CIL

- 7.12 The proposed extensions exceed 100sqm and are therefore CIL Liable. The net gain in floor space amounts to 117.63 sqm. However self-build exemption has been claimed. The CIL team are aware of the need to issue a Draft Liability Notice.

8 **Conclusion**

- 8.1 It is considered that the scale, siting and design of the proposal would have limited and acceptable impact on the street scene and neighbours amenity, and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00520 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 Drawing Number 1245_01
Proposed Site Plan Drawing Number 1245_06
Proposed Plans Drawing Number 1245_11
Proposed Elevations Drawing Number 1245_13
Existing and Proposed Roof Plan Drawing Number 1245_14

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.