



44 Westbourne Avenue



Design & Access Statement

44 Westbourne Avenue,



1898



1938



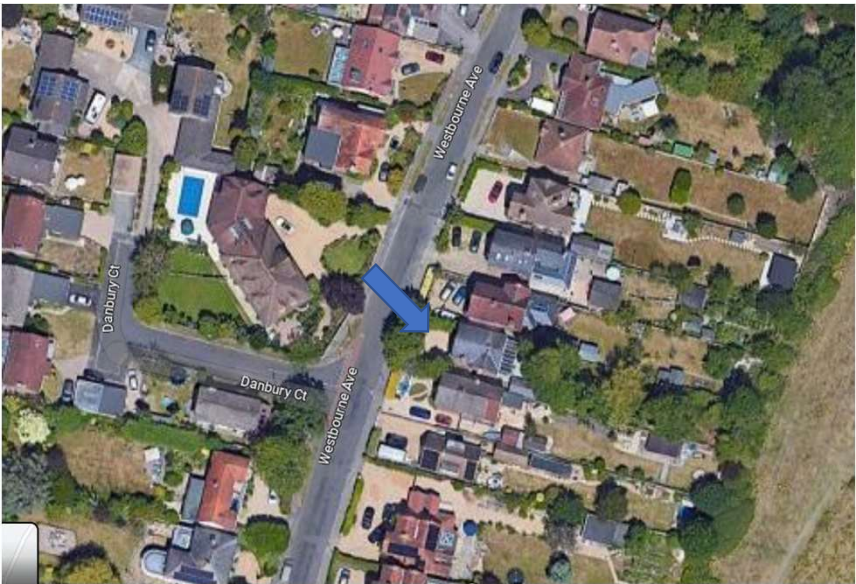
1945

44 Westbourne Avenue, Exterior Photographs



44 Westbourne Avenue

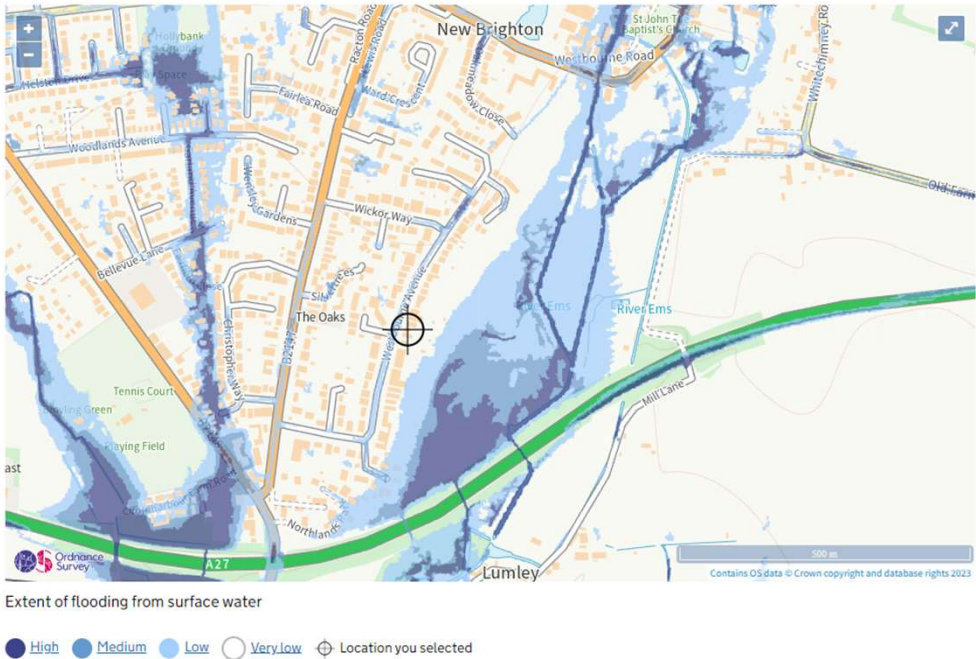
Planning History



1898 – Westbourne Avenue only partially built – no sign of number 44

1938 – Number 44 appears on map – given the style we would assume it was built pre WW1 in the Edwardian Period [1901 – 1910]

The Havant Planning Portal has no records for this property.
100060427347
"No Records"



The site is not in a Flood risk area.

44 Westbourne Avenue,

Proposals

Helyer Davies Architects have been appointed by a private client to design proposals and alterations to 44 Westbourne Avenue, Emsworth.

This document outlines the proposed works to include:

- Removal of Rear extensions and Construction of part Single storey extension & part 2 storey extension..
- Internal modifications to gain an ensuite & open the ground floor up for more modern living.
- Replacement roof coverings.

Site Survey

A survey of the property to obtain accurate drawings has been undertaken.

Surrounding Context

The dwellings along Westbourne Avenue are all large dwellings from Edwardian Era with later 20th Century developments as well. The road was developed from the south so older properties are to the south.

The houses are 2 storeys with large roof volumes, many of which have been converted to habitable accommodation. There are examples of other dwellings with very similar extensions to the proposed.

Scale

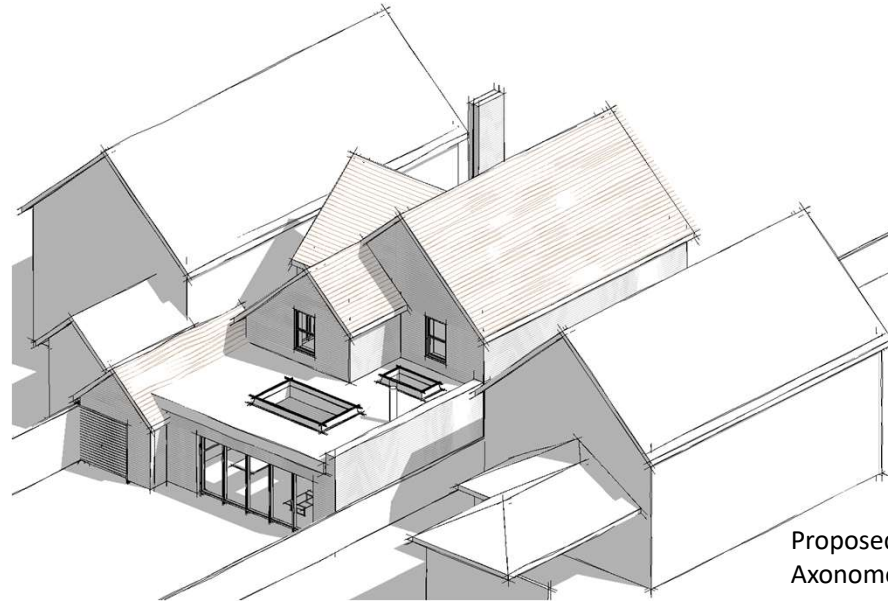
The scale of the existing house and outbuildings will not be visually altered from.

Appearance

The rear conservatory will be replaced with a brick built extension. It will be in keeping with the existing building and not effect the adjoining owners.



Existing Axonometric View



Proposed Axonometric View



Rear Perspective

44 Westbourne Avenue,

Proposals

Permitted development rights for householders 2019

Class A

Single Storey Extension.

(g) for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and -
(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height

The single Storey extension complies with this. However.....

If a detached house, or by more than 3 metres and less than 6 metres in any other case, are subject to a neighbour consultation scheme to assess the impact of the proposed development on the amenity of their property.

IE PRIOR NOTIFICATION SCHEME.

Householders wishing to build a larger extension have to notify the local planning authority about the proposed extension and the local planning authority must give adjoining neighbours notice of the proposals and the opportunity to object. Works cannot commence until the local planning authority notifies the householder that no prior approval is required, or gives prior approval, or 42 days have passed without any decision by the local planning authority.

Class A

First floor Extension.

(h) the enlarged part of the dwellinghouse would have more than a single storey and -
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse

Class G – chimney, flues

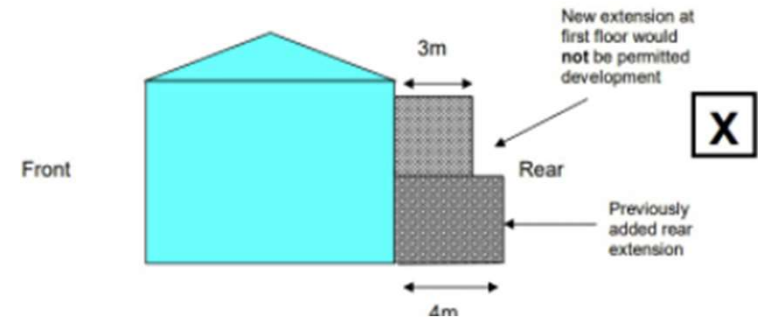
This provides permitted development rights for the installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

G.1 Development is not permitted by Class G if -

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

(b) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or

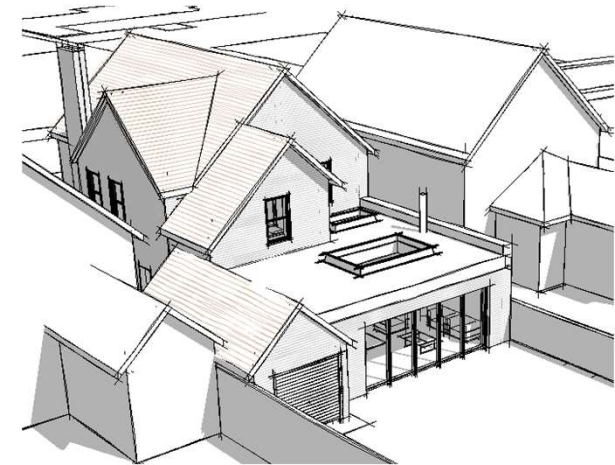
(c) in the case of a dwellinghouse on article 2(3) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which-
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the dwellinghouse.



Therefore, the three individual sections of the proposals;

- Single Storey Extension
- 2 storey extension
- Flue

Individually, each item could be classed as permitted development, or needing prior notification. However, the combination of the single storey and two storey, blur this scenario hence the reliance on a planning application.



Rear Perspective