
Site Address:	14 Garland Avenue, Emsworth, PO10 7QA		
Proposal:	First floor side extension and raised height to existing flat roof.		
Application Type:	Full Planning Permission		
Application No:	APP/22/01159	Expiry Date:	07/02/2023
Applicant:	Mr & Mrs Collett		
Agent:	Mr Farrer	Case Officer:	Selina Donophy
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a pitched roof bungalow located on the west side of Garland Avenue, Emsworth. This property has a dormer to the side alongside a two storey side and rear extension which has a flat roof and is sited alongside the side boundary. There is a hard standing down the front and side of the property allowing for vehicle parking space.

2 Planning History

None relevant

3 Proposal

First floor side extension and raised height to existing flat roof.

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
D1 (General Design Policy)
D2 (Height, Mass & Materials)
D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Letter received 11.01.2023 Points raised in the letter : The existing extension is unsightly and would make this worse and more unsightly. Window in carport changes appearance of boundary wall to that of exterior wall of a room. Unwelcome and may have consequences for any use we or later residents may wish to put to area behind our garage. Plastic fascias unsuitable in appearance Potential impact on future use of the end of the garden	See part 7
We have given careful consideration to the proposed work and given our comments and reasons below. Unfortunately, we are against any further development at that site. The original building was meant as a two bedroom house and already has an	See part 7

extension that is not in keeping with any of the surrounding dwellings. Further extension will lead to the house being overdeveloped and our concern is that this will create a precedent for the street and similar buildings. We feel there is a lack of need for further development.

Our main issues are regarding the design, appearance and layout, and the effect on daylight, privacy and outlook.

The application plans are not to scale and do not include all measurements, we would appreciate receiving these before any decision is made, along with any potential amendments.

The original extension (although not the current owners responsibility), from our view is badly designed. A flat roof juts into the outlook, with brick that doesn't match any of the surrounding buildings. A white plastic fascia with black trim at the top highlights this inconsistency and we are strongly opposed to this being heightened even more in the proposed plans, further impacting our outlook.

The inclusion of another boundary window along with the existing window, will be overlooking our garden and impacting our privacy, but we are also concerned about these creating a precedent with subsequent owners' right to light. We may look to include a home studio along that boundary wall in the near future and would wish to avoid any potential issues. Current plans have that area in use as a garage, although future residents may convert the area into a playroom, or guest room.

An additional extension makes the building very imposing, blocking light to our property and garden and overshadowing.

We look forward to hearing from you and welcome any subsequent

discussions.

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

(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 of a two storey side extension with a car port at ground floor level. This would be linked to the existing two storey side and rear extension which is set back towards the rear of the property. This would have a width of approximately 2.5 metres and a depth of 1.8 metres . This would include a window to the front elevation which would serve a newly created ensuite bathroom accessed via the rear bedroom. At ground floor level to the side elevation facing south would be a high level window serving the car port. Proposed materials include tile hanging to the proposed extension first floor and brick to the ground floor level. Other changes proposed include the raising of the flat roof height by 150mm of the dormer and extension roofs to allow for insulation .

7.4 The proposed extension would be relatively modest in scale and when viewed from the road would not appear significantly different from existing. It is noted that the existing two storey extension is not a particularly subtle addition however this was granted planning permission many years ago. When viewed from the south/ south east where there are neighbouring properties the extension would be more visible however due to the small size the extension is not deemed to result in unacceptable harm to the character of the area . The change in materials at first floor level would also make the appearance more subtle as opposed to using brickwork to match existing. The increase in height would also not be highly visible from the public realm and would not result in an appearance significantly different from existing.

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 Directly to the south of the application site is no 16 Garland Avenue . The rear garden of No. 16 backs on to the side curtilage of the application site. The existing two storey extension at No. 14 is sited alongside the shared boundary between the two plots. It is noted that the existing two storey extension is highly visible from No. 16 and therefore as would be the proposed extension; however this visibility in itself does not constitute

a material harm. The extension would be separated from the rear windows at no 16 by approximately which exceeds the minimum separation distance of 10 metres as specified in the Havant Borough Design Guide. Therefore the proposal is not considered to result in unacceptable overbearing impact . The necessity of the proposed high level, obscured side elevation window has been queried by the case officer, however as this would be set with a cil height 1.7 metres above floor level and with obscured glass , the actual overlooking harm would not be material and therefore requesting it's removal would be unjustified. Furthermore this window serves a car port.

- 7.7 Concern has been raised in relation to the side windows possible impact on future development / use of rear gardens in the adjacent property. The application has been considered on its planning merits and a high level obscure glazed window to an non-habitable area is considered acceptable and in itself is unlikely to impact possible future proposals should they require planning permission.
- 7.8 To the south west is No. 14 Bellevue Lane. Whilst the proposed extension and raised roof would be visible from No. 14 no harm to light,overlooking or overbearing impact has been identified due to the set off distance formed by the rear garden which would amount to approximately 20 metres .
- 7.9 To the west of the site is No. 4 Exeter Close - the proposed extension would be located behind the existing two storey extension so would not impact No. 4. The raised roof is not considered to result in harm to the amenity of No. 4 as this would be separated by the rear garden.
- 7.10 To the east of the application site is No. 13 Garland Avenue - the proposed extension with the bathroom window would be located approximately 40 metres away from No. 13 and therefore would not result in unacceptable overlooking towards this property.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01159

(A) 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:

14 Dec 2022 (AMENDED)	3310 P_02	PROPOSED ELEVATION
02 Dec 2022 FIRST FLOOR PLANS	3310 P-01	PROPOSED GROUND AND
02 Dec 2022 PLANS	3310 P-03	LOCATION AND BLOCK

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the car port window in the ground floor on the side elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.