
Site Address:	11 Kingsey Avenue, Emsworth, PO10 7HP		
Proposal:	Proposed garage conversion and bay window.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00549	Expiry Date:	29/08/2023
Applicant:	Mr Hynes		
Agent:	Ms S Roberts	Case Officer:	Josephine Lacey
	Critchley Architecture and		
	Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Kingsey Avenue is a detached two storey dwelling with brickwork painted white to the front elevation. The roof is pitched and extends down to the single storey garage, with a dormer within this area of the roof. The surrounding properties are varied in design, with some being bungalows and some being two-storey. The application site is located to the north of Kingsey Avenue at the furthest end of the public domain.

2 Planning History

08/73295/000 - Alteration to extend garage to the south, and provide a room above. Accessed by a frosted glazed link door from first floor., PERM,08/10/2008

APP/13/00088 - First floor rear extension., PERM,26/03/2013

APP/13/00224 - Crown reduce 1No. Oak (T1) by 2m from top, north, south and west sectors and 2.5m from east sector to original points remove dead, crossing and epicormic branches; subject to TPO 1395., PERM,26/04/2013

APP/22/00858 - Fell 1No Common Oak (T1). Subject to TPO 1395., PERM,02/12/2022

3 Proposal

Garage conversion and bay window.

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

ENP_D1 (General Design Policy)

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 proposed development would be for the conversion of an integrated garage to residential use that would not have a detrimental impact on the surrounding trees. There was a tree subject to a Tree Preservation Order (TPO 1395) in the rear garden, but consent to fell this tree was granted 2nd December 2022 (APP/22/00858).

The development would not have a detrimental impact to trees and would be in accordance with policy DM8 of the Core Strategy (2011).

Councillor Grainne Rason

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: 15

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) Effect on neighbouring properties
- (iv) Highway and Parking Implications
- (v) 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 The development is to convert the garage into a snug and utility room, replacing the existing garage door with a bay window. The brickwork to be used will be painted white to match the brickwork on the existing dwelling and the window would be in keeping with the other windows on the building in anthracite aluminium. The proposal would not significantly change the footprint of the building, apart from the proposed bay window projecting slightly from the front elevation. The dimensions of the proposed window are 2.2m in width, 1.1m in height and will curve at a maximum depth of 0.4m from the building line. The materials are in keeping with the existing building, and the style and shape of the window is in keeping with the character of the local area.

7.4 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

7.5 The proposed new window will project in a curved shape from the front elevation as it is a bay window, however, the building line sits forward from the neighbouring property to the north, meaning that the proposal would have little impact on this property in terms of loss of privacy or increased overlooking. The proposal will also be shielded by the boundary fence between the property to the south and the application site, meaning there would not be loss of privacy or increased overlooking to this neighbouring property. The window would look out onto the streetscene and there are no properties directly opposite.

7.6 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.

(iv) Parking

- 7.7 The proposal would involve the removal of a parking space provided by the garage. In accordance with the Council's Residential Parking Standard SPD, 3 spaces are required for a property of this size. The proposed ground floor plan has shown that there is sufficient space to the front of the house to provide off road parking for 3 vehicles.

(v) Trees

- 7.8 A potential TPO tree is shown to the rear of the site, but after consulting a Tree Officer, it has been determined that the tree has already been felled and the proposal will have no impact on protected trees.

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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00549 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:

23041-101B Site and Block Plan
23041-401 Proposed Floor Plans
23041-501 Proposed Elevations

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.

