
Site Address: 68 Westbourne Avenue, Emsworth, PO10 7QU
Proposal: Proposals include single storey front, rear and side extension and two storey side extension.
Application Type: Full Planning Permission
Application No: APP/23/00239 Expiry Date: 13/05/2023
Applicant: Mr & Ms Bransby & Heeley
Agent: Mr Bessant Case Officer: Selina Donophy
JB Architecture Design Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, detached dwellinghouse located on the east side of Westbourne Avenue, Emsworth. This property has a pitched, tiled roof with brickwork to the elevations. To the side is an attached , flat roof garage with an overhanging flat roof forming a porch over the front entrance. Towards the front is parking space for vehicles and to the rear is a private rear garden.

2 Planning History

APP/18/00672 - Erection of 36no. dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1, subject to TPO 2071., REF,13/05/2019

3 Proposal

Proposals include single storey front, rear and side extension and two storey side extension.

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)
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)
ENP_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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) Parking

(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 single storey extensions to the front of the property, as well as to the side and the rear of the property. A first floor side extension is also proposed as is a two storey side extension, adding a first floor above the garage and full two storey to the rear of the garage. The proposed front extensions would be single storey height and would project forward of the existing front elevation wall by approximately 3.2 metres, in line with the existing garage and side elevation wall. The roof above would be hipped to a ridge height of approximately 3.2 metres and an eaves height of approximately 2.2 metres. A hipped roof would also be added above the existing garage. There would be two rooflights set in the roof above as well as a front elevation window and new entrance door. This space would create an enlarged lounge and new entrance porch.
- 7.4 To the north side would be the two storey extension which would have a width of approximately 2.7 metres, ridge level with the main roof ridge and a small set back from the front elevation at first floor level. The rear extension wall would come level with the existing first floor rear elevation wall. This space would create a bedroom 4 at first floor level and a bathroom served by front and rear first floor windows. At ground floor level would be a snug/office with doors to the rear elevation. A single storey extension is also proposed to the rear elevation which would be set in from the south elevation side wall but would come level with the north elevation side wall. This would have a hipped roof with three rooflights set within the roof slope. The rear would form an open plan living area with bi-fold doors to the rear elevation. Proposed materials for all of the extension works would include brickwork and roof tile both to match existing.
- 7.5 The extensions proposed to the front of the property are not considered to result in harm to the streetscene as they would be set back from the road and would be generally subservient in scale to the host dwelling. There are other examples of hipped roof extensions to the front within the streetscene. In addition two storey side extensions are also featured in the immediate area with the property next door having a two storey, flat roof extension to the side and the property opposite also extended at first floor level to the side. Whilst it would not be set back from the front elevation or set down at the ridge, the width is relatively modest. There would still be some gap retained to the boundary with No. 70 to the north. The extensions to the rear would not be highly visible from the public realm and would also be subservient in scale and appearance to the host dwelling. Proposed materials would match existing and therefore this would appear in keeping with the main dwellinghouse.
- 7.6 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

- 7.7 To the south of the application site is no 66 Westbourne Avenue. The proposed front extensions would project alongside the garage at no 66 . There is a window to the side although planning history shows this is a garage window which would not generally be considered as primary habitable room worthy of protecting light to. To the rear the proposed extension would not have a significant difference in impact from the existing conservatory as the roof would be hipped away from the boundary.
- 7.8 To the north of the application site is no 70 Westbourne Avenue. The proposed first floor extension would project forward of no 70 however it wouldn't infringe upon the 45 degree line taken from the mid point of the closest first floor window and therefore is not considered to result in the overshadowing of this window. The rear extension would not project beyond the rear wall of no 70 and therefore is not deemed to impact the rear of no 70. As no 68 is stepped forward of no 70 the new first floor rear window is not deemed to have direct views down towards the rear private amenity space of no 70 and would be a bathroom window so would likely be obscure glazed.
- 7.9 There are no properties directly to the rear of the site.
- 7.10 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

- 7.11 The applicant has confirmed that 3 parking spaces could be provided for in the front garden, with more driveway space created from a porous material where the existing lawn is sited. The three spaces would meet the minimum parking requirements as specified in the Havant Parking SPD.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00239 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:

PL.671.23.01 C	AMENDED LOCATION AND BLOCK PLAN
PL.671.23.05 D	PROPOSED ELEVATIONS
PL.671.23.04 D	PROPOSED GROUND AND FIRST FLOOR PLANS

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 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extensions hereby permitted being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.