
Site Address:	Hulme House, 4 Wensley Gardens, Emsworth, PO10 7RA		
Proposal:	Single storey front extension and exterior remodelling.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00235	Expiry Date:	10/05/2023
Applicant:	Mr Davies		
Agent:	Mr Jay	Case Officer:	Joseph Toole
	The Planning Service		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 4 Wensley Gardens is a large two storey detached dwellinghouse situated on level ground in Emsworth. The dwellinghouse has a garage to the west side and hard-surfacing to the front in order to accommodate multiple cars on the site. No 4 is set away from the highway and has a modest amount of amenity space to the front which is laid as lawn and viewable from the streetscene. To the rear the amenity space is large in size and laid as lawn with a curtilage boundary constructed of timber fencing with trellis approximately 1.8m high to the east and 1.8m solid timber fencing to the west.

Wensley Gardens contains a variety of dwellings which differ in size and design therefore creating a varied appearance of development in the streetscene.

2 Planning History

APP/18/00275 - Removal of existing single storey front entrance hall, proposed single storey front and rear extensions including front extension to existing garage. External alterations to property including changing of windows, doors, replacement of tiles, replacement of existing rainwater goods and removal of existing flat roof finish to garage., PERM,03/05/2018

3 Proposal

The proposal would involve the removal of the existing front entrance hall, cloakroom and carport and be replaced by a single storey front extension to provide a new entrance hall, an enlarged kitchen, new utility area with shower room and a front extension to the existing garage. There would also be a number of external works.

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)

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.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Drainage implications

(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 proposed works are considered to be of appropriate design in keeping with the context of the main dwellinghouse and character of the area.

7.4 Due to the appropriate size of the proposed works and the that the proposed extension would not extend out beyond the existing building line it is considered to be in keeping with the character of the area. The proposal includes some alterations to external materials and these are considered acceptable.

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 Due to the position of the proposed works it is not considered to have a negative impact upon any neighbouring properties and in particular No's 3 and 5.

7.7 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) Drainage implications

- 7.8 Southern Water commented on the application raising no objection. An informative has been added to the decision.

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/23/00235

- 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:

Existing Location and Site Plan E001
Proposed Site Location Plan and Block Plan - P001
Proposed East and West Elevations - 1300/P/5 Rev A
Proposed North and South Elevations - 1300/P/4 Rev A
Proposed Ground Floor Plan - 1300/P/3 Rev A
Proposed Roof Plan and Site Plan - 1300/P/6 Rev A
Design and Access Statement P.J Davies Associates Ltd

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.