
Site Address:	50 Woodlands Avenue, Emsworth, PO10 7QE		
Proposal:	Single storey rear extension and minor external alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00011	Expiry Date:	31/03/2023
Applicant:	Mr & Mrs Day		
Agent:	Mr Cradock	Case Officer:	Graham Speller
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Woodlands Avenue and is occupied by a two storey detached dwellinghouse with attached double garage.
- 1.2 On the frontage is a TPO oak tree.
- 1.3 The surrounding area is residential in character with a mix of bungalows and two storey houses.

2 Planning History

02/66126/002 - Single storey extension comprising double garage, porch and conservatory to side (east) elevation., PERM,02/04/2002
01/66126/001 - First floor extension over existing study to front, bay window with monopitched roof to front, pitched roof to garage and proposed conservatory to side (East)., PERM,24/07/2001
01/66126/000 - Two storey extension to front elevation and bay extension with mono pitched roof over proposed porch to side elevation. Replacement shed and new 1880mm high larch lap fence to part side boundary., REF,15/05/2001
APP/22/01217 - Crown reduce 1No. Oak (T4) by approx 3m back to suitable side growth to leave total crown height of approx 18m and crown diameter of 16m. Subject to TPO 1033., PERM,13/02/2023

3 Proposal

- 3.1 Single storey rear extension and minor external alterations.

4 Policy Considerations

National Planning Policy Framework 2021
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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

No comments received.

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Developer Services, Southern Water

No comments 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: 7

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) Impact on 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 proposed extension would be located behind the existing garage and would not be visible from the road. It is single storey in nature and the proposed materials are vertical timber cladding. Whilst this would not match the existing brick finish to the main dwelling, which is proposed to be painted white, the location is such that contrasting materials are considered acceptable.
- 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 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) Impact on trees

- 7.6 There is a TPO oak tree located on the frontage, the other side of the garage. There has been a recent consent to carry out some works to this tree. The application was accompanied by an Arboricultural Impact Appraisal & Preliminary Arboricultural Method Statement. This concludes that provided precautionary measures are taken and appropriate tree protection then this tree would not be adversely impacted upon by the proposed development. As such, a tree protection condition is recommended.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/23/00011 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:

100 - LOCATION PLAN

202 - PROPOSED SITE PLAN

201 - PROPOSED PLANS

203 - PROPOSED ELEVATIONS

DESIGN AND ACCESS STATEMENT

ARBORICULTURAL REPORT

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.

- 4 The development must be undertaken in accordance with the Arboricultural Impact Appraisal & Preliminary Arboricultural Method Statement prepared by Fallen & Found Arboriculture Ltd. dated 3rd February 2023 and Tree Protection Plan Q0294\50WoodlandsAVe\TPP\2023_V1.

Reason: To protect the conservation and enhancement of existing natural features and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.