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| Site Address:   | 19 Westbourne Avenue, Emsworth, PO10 7QT                                                                                                |               |              |
| Proposal:       | Demolition of timber shed/ garage to replace with single storey garden office and gym space, with 4No rooflights. Removal of flag pole. |               |              |
| Application No: | APP/21/00139                                                                                                                            | Expiry Date:  | 02/04/2021   |
| Applicant:      | Dr Wallis                                                                                                                               |               |              |
| Agent:          | Mr M Folkes                                                                                                                             | Case Officer: | Joseph Toole |
|                 | Folkes Architects                                                                                                                       |               |              |
| Ward:           | Emsworth                                                                                                                                |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

19 Westbourne Avenue, Emsworth, is located to the west of Westbourne Avenue. The application site is a detached two storey property comprising of cream render and grey roof tiles. Vehicular access is from Westbourne Avenue with parking to the front and side with an existing garage to the rear.

The property is located within a residential area with surrounding properties being of different style and design.

*Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.*

## **2 Planning History**

98/62815/001 - Erection of railings on existing front boundary wall to a maximum height of 1.85

m, increase/rebuild entrance piers to a height of 2.1m, erect new pier at south east corner to a height of 1.7m and increase height of existing pier at north east corner to 1.7m. New entrance gates to a maximum height of 2.4m., PERM,29/10/1998

97/62815/000 - Part single storey, part two storey rear extension incorporating balcony, PERM,13/11/1997

APP/18/00816 - Demolition of existing rear extension and erection of new single storey, flat roof extension; glazed link section; installation of flue and extension of the existing coach house to form a new single storey garage with pitched roof. , PERM,13/02/2019

APP/19/00272 - Application for Certificate of Lawfulness relating to proposed slate tile dormer to match existing., PERM,24/04/2019

## **3 Proposal**

Demolition of timber shed/ garage to replace with single storey garden office and gym space, with 4No rooflights. Removal of flag pole.

## **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

Submission Version Havant Local Plan

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.

## **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: 9

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

(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 development would involve the demolition of a timber shed/garage and be replaced with a single storey office and gym space. The proposed outbuilding would have a width of approximately 3.8 metres, a depth of approximately 8 metres with a pitched roof having a maximum height of approximately 3.8 metres. It would be used as an office and gym space. A condition regarding the use of this building to remain incidental to the host dwelling has been recommended.

- 7.4 The proposed outbuilding would have oak weatherboarding cladding with a slate roof. This is considered in keeping with the context of the main dwellinghouse.

- 7.5 As the proposed outbuilding would be located to the rear of the property it would not be readily visible from the street scene. Due to its proposed size it would be subservient to the host dwelling with appropriate retained amenity space following the removal of the existing garage.

- 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) and 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 east there would be a window in the proposed outbuilding facing the rear garden. These views would be screened by the existing fenestration therefore it is not considered to cause harmful overlooking.

- 7.8 To the south side facing No.17 Westbourne Avenue there would be 4 rooflights within the proposed outbuilding. These would be non looking windows therefore it is not considered to cause harmful overlooking. The proposed outbuilding would be in the same position as the existing garage albeit having a higher roof. Due to the pitched roof design it is not considered to appear overbearing or result in the harmful loss of light to No.17 Westbourne Avenue.

- 7.9 To the north side there would be bi-folding doors facing the rear garden and shared boundary with No.21 Westbourne Avenue. Due to the existing screening and distance off the boundary it is not considered to have a negative impact upon the amenity of the neighbouring property.

- 7.10 To the west the proposed outbuilding would be offset from the rear boundary therefore it is not considered to appear overbearing or result in the loss of light to the properties to the rear.

- 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00139

- 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:

Location and Block Plan - 21005 1.01

Proposed Plans and Elevations - 21005 2.01

**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 building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse (i.e. 19 Westbourne Avenue) as such.

**Reason:** In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

