

Site Address: 28 Woodlands Avenue, Emsworth, PO10 7QE
Proposal: First floor side extension with cedar cladding; roof lights; extension and alterations to porch.
Application No: APP/21/00266 Expiry Date: 27/05/2021
Applicant: Mr and Mrs Child
Agent: Mr Tyrrell Case Officer: Graham Speller
Cloud 9 Design Studio Ltd
Ward: Emsworth

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

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: 1

One letter of representation raising no objections.

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 As noted above, there is an eclectic mix of styles and designs of houses, including varying external materials, in the locality.

7.4 The agent has commented that the proposal forms an update in terms of styling as part of the overall approach and alterations to the dwelling giving it an uplift in its currently tired appearance, with the use of high quality materials and that its new form

shows an update that is respectful of the main dwelling by not being overbearing or overpowering.

- 7.5 The NPPF states, inter alia, that design should not be used by the decision maker as a valid reason to object to development.
- 7.6 Whilst the proposed fenestration would not match that in the existing dwelling, it be considered as adding a visual interest in the street scene. It is also not unusual to see houses that have vertical timber cladding.
- 7.7 In these circumstances, whilst the proposed design is not in the same style as the exiting house, it would result in a different appearance that would add interest to the visual amenities of the street scene.
- 7.8 Whilst the first floor element is not set far off the boundary, as the neighbouring house is set off the boundary a sufficient visual gap would remain so as not to result in a terracing effect.
- 7.9 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

- 7.10 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 and one letter raising no objection.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the visual amenities of the street scene 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/21/00266 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:

C9/0210/00A - LOCATION AND BLOCK PLANS

C9/0210/05A – PROPOSED FLOOR PLANS

C9/0210/03 - ROOF PLANS

C9/0210/04 - PROPOSED ELEVATIONS

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in the following materials:

Walls - cedar cladding

Roof – first floor extension to match existing/porch to be GRP

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.