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|-----------------|----------------------------------------------------------------------|---------------|----------------|
| Site Address:   | 7 Westbourne Avenue, Emsworth, PO10 7QT                              |               |                |
| Proposal:       | Proposed two storey rear extension to replace existing conservatory. |               |                |
| Application No: | APP/21/00057                                                         | Expiry Date:  | 19/03/2021     |
| Applicant:      | Mr & Mrs Robinson                                                    |               |                |
| Agent:          | Mr Bessant                                                           | Case Officer: | Selina Donophy |
|                 | JB Architecture                                                      |               |                |
| Ward:           | Emsworth                                                             |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

This application site is a detached, two-storey dwellinghouse located along Westbourne Avenue, Emsworth. This property has a pitched roof, with the northern section set back behind the main frontage. To the rear is a conservatory and single storey projection. The elevations are formed from brickwork at ground floor level and hanging tiles at first floor level. The property is set back from the road, with hedge screening to the front boundary and a paved hardstanding allowing for vehicle parking leading up to the entrance.

## **2 Planning History**

92/57211/000 - Erection of conservatory at rear of dwelling., PERM,

## **3 Proposal**

Proposed two storey rear extension to replace existing conservatory.

## **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  
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

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: 1

| Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Officer Comment                                             |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| I acknowledge your letter dates 28.01.21 . Unfortunately due to lockdown I am unable, totally, to make an estimate of potential loss of morning light that would occur if permission were to be granted to the proposed extension to no 7 Westbourne Avenue (already have quite a large house). As it is I currently have lost morning sunrise to my kitchen due to the building of no 5a Westbourne Avenue and am distressed at the possibility of the same thing occurring to my study which has a reasonable view to the houses on the south side of the road and a reasonable amount of daylight in the mornings. | Please see 'Planning Considerations' section of the report. |

|                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
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| <p>I believe that the potential loss of light to the kitchen (already needing some artificial light) and the study which is located immediately opposite a gap would cause some inconvenience to me.</p> <p>At my age (92) I should have the option to sell my house should I need to , at some time, go into care. I believe this extension could make it more difficult to get a sale . I have lived here since it was first built.</p> |  |
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## 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
- (v) CIL

(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 a two storey extension to the rear of the property. The proposed extension would be sited in approximately the same position as the existing conservatory which would be demolished prior to construction. The extension would have a depth of approximately 4.2 metres, width of approximately 5.2 metres and a ridge height of approximately 6.6 metres. The ridge would be set below that of the main roof slope , with the roof slope hipped back. Due to the design, windows would be sited at diagonal angles towards the north west and south west , with windows also to the rear, both at ground and first floor level. There would be windows to the side elevations at ground floor level serving a lounge. The first floor would create an additional bedroom. Materials proposed include brickwork at ground floor level, tile hanging at first floor level and tiles to the roof, all to match the existing building.

7.4 The extension would be located to the rear of the property and therefore sited away from the public realm and not widely visible. The proposed roof slope would not match that of the main roof as supported in the Havant Borough Design Guide, however the resulting visual impact is not deemed to be harmful. Whilst the extension would add a reasonable additional depth, the overall footprint is considered subservient to the host dwelling in design and scale. The property is set in a reasonably sized plot and therefore the extension could be easily accommodated within the site without appearing cramped or overdeveloped.

The materials proposed aid in the extension appearing sympathetic in design and in general this proposal is not judged to result in any harm to the character of the area. This proposal is judged to be acceptable in appearance and is judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019) .

- 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 To the south of the site are nos 5 and 5A Westbourne Avenue . The extension would be set off the boundary shared with no 5 by approximately 5.5 metres and would not cause any overshadowing towards the rear of no 5. The windows proposed to first floor level would have outlooks back towards the rear of no1 Elmsbrook Drive which is sited to the south west of the site, however there would be over 25 metres separation distance which is judged to be enough to not result in any direct overlooking. There is deemed substantial separation distance for there to be no harmful impact to no 1 in terms of overlooking or overshadowing.
- 7.7 To the rear (west) of the site is the rear of no 2 Elmsbrook Drive . There would be approximately 27 metres back to back distance which exceeds the 20 metres back to back distance recommended in the Havant Borough Design Guide. The north west facing first floor windows would also be set back by more than 20 metres from the property to the north west (no 3 Elmsbrook Drive) - the distance reducing any direct overlooking.
- 7.8 To the north of the application site is no 9 Westbourne Avenue . There would be no first floor windows facing in this direction. The separation distance to the northern (side) boundary would be approximately 8 metres and the extension is not judged to result in any overshadowing , overlooking or overbearing impact to this property.
- 7.9 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).

(iv) Parking .

- 7.10 The proposal would result in one additional bedroom. There is parking space for 3 vehicles towards the front of the property which meets the maximum parking requirements as specified in the Havant Parking SPD.

(v) CIL

- 7.11 This proposal would not result in over 100m<sup>2</sup> of additional floorspace and therefore this is not CIL liable.

## **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/21/00057 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 . 411.21.01 Existing floor plans , site and location plans  
PL.411.21.03 Proposed floor plans  
PL. 411.21.04 Proposed elevations

**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.