
Site Address:	1 Westbourne Close, Emsworth, PO10 7QY		
Proposal:	Single storey front and side extensions and replacement garage.		
Application No:	APP/20/01142	Expiry Date:	25/01/2021
Applicant:	Mr McCreery		
Agent:	Mr Hammond	Case Officer:	Jane Burton
	Austin Design Partnership		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Westbourne Close is a detached single storey dwelling constructed of brick and tile located on a corner plot. The property has a front, side and rear garden and a detached single garage. There are 2 parking areas. The surrounding area is residential in character. Westbourne Close consists of single storey dwellings most of a similar age to the application property, although no.11 opposite is a new build. To the north is a two-storey dwelling (no.10 Westbourne Avenue).

2 Planning History

15839 - Erection of bungalow and garage (PERMITTED 07.10.1963)

3. Proposal

The proposal consists of 2 x single storey extensions to the house (a front extension and a side extension). The application states that the materials would be render and plain clay roof tiles (painted dark grey) with grey window frames.

The proposal is also to replace the existing garage with a new larger footprint and height pitched roofed garage/workshop in a similar position to the existing garage. The original submission was for a 3m high structure to be constructed of horizontal steel cladding (off white colour to the walls and a dark roof); however concern was raised by the case officer about the appearance of this material in the street scene. The proposal has since been amended to be a 3.3m high pitched roof structure to be constructed of timber cladding with composite slate roof tiles. Due to the proximity of no.2 Westbourne Close to the proposed garage a renotification of the revised scheme was sent to this property.

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

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

HCC Ecologist

Following the submission of photos from the applicant -

The photos clearly show a building in sound condition, with tight-fitting concrete roof materials and tight soffit areas. I can see no reason for assuming that the building is likely to offer potential for supporting protected species. Further ecological information is therefore not justified in this instance.

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

(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 extensions to the dwelling are relatively modest in size and scale, and would still retain some gap to the side of the dwelling. The use of hipped roofs inkeeping with the existing building. The materials are stated to be off white render, dark painted roof tiles, dark window frames. This was queried with the applicant as the existing building is brick with brown roof tiles and white window frames. The case officer is advised that the applicant intends (at some stage) to change the materials to the whole dwelling. As the timing of this is unclear, and in the officers opinion the materials for the proposed extensions would need to match the existing building to be acceptable it has been agreed that a condition is attached that the proposed materials of the extension should match the existing whether this is the current or future altered materials.

The proposed garage would be quite large in size and more prominent than the existing garage given the increase in height and setting forward of the side building line on this corner plot. The revised drawings propose more traditional materials of timber and composite slate compared to the original submission. Further to the revised materials to be used it is considered that the proposal would be acceptable to the character of the area.

The design and appearance of the revised 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

- 7.4 No.10 Westbourne Avenue is the adjacent property to the north. The proposal would bring the built form of no.1 Westbourne Close closer to no.10, but there is a gap between the buildings and the proposal is single storey only. One window is proposed facing north and there are windows on the facing elevation of no.10, however this window would serve a walk-in-wardrobe only and therefore can be obscure glazed to avoid any loss of privacy.

No.2 Westbourne Close is the adjacent property to the east. The proposed garage would be positioned adjacent to the side elevation of no.2 to the majority of the depth of the side elevation of no.2. There is one window to the side of no.2, however this is obscure glazed, thus assumed to be serving a non habitable room or a secondary window. As such, whilst in proximity of the boundary, it is not considered that the proposed garage would have an unacceptable impact on amenities of no.2 Westbourne Close.

- 7.5 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site, 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.

Other considerations:

Ecology

- 7.6 The proposed works would affect the roof of the property. The applicant submitted photographs of the roof, eaves and loft space for consideration by HCC Ecologist, who was satisfied that the roof is well sealed. A bat survey is thus not requested in this instance although it is recommended that an informative is added to advise re. bats.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and would not have an unacceptable impact on the street scene/character of the area. It 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/20/01142 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:

ADP2063/P/01 (Location Plan and Block Plan) received 30.11.20
ADP2063/P/06 (Proposed Elevations) received 30.11.20
ADP2063/P/02 Rev B (Proposed Site Layout Plan) received 22.12.20
ADP2063/P/05 Rev B (Proposed Floor Plan) received 22.12.20
ADP2063/P/07 Rev C (Existing and Proposed Garage Elevations) received 04.03.21
Email to LPA re. Materials for proposed garage received 04.03.21

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used for the proposed extensions hereby permitted 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 external materials used for the proposed garage hereby permitted shall be as specified in the email from the applicant to the Local Planning Authority received on 04.03.21.

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

- 5 The garage/workshop building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any habitation, business, commercial or industrial purposes whatsoever.

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.

- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the side extension hereby permitted the proposed window in the north facing elevation to serve a walk-in-wardrobe shall be fitted with obscure glass and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.