
Site Address:	48 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Demolish existing garage. Erect new porch, single storey rear extension and replacement garage with store.		
Application No:	APP/20/01143	Expiry Date:	05/02/2021
Applicant:	Mr and Mrs Copsey		
Agent:	Critchley Architecture and Design	Case Officer:	Jane Burton
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

48 Westbourne Avenue is a two storey detached dwelling with further accommodation in the roof space, constructed of brick and tile. The property has an existing conservatory and rendered single storey extension to the rear. There is a detached garage to the side/rear. The property is set back from the road with a parking area to the front, and has a good sized rear garden (over 40m in depth).

The neighbouring properties are no.50 Westbourne Avenue to the north and no.46 Westbourne Avenue to the south.

There is a TPO area to the rear of the site.

2 Planning History

No recent history.

3 Proposal

The proposal consists of the replacement of the existing conservatory with a single storey rear extension, and alterations to the existing rear extension to incorporate this and the proposed extensions into one structure. The proposal would add an additional 2.7m x 2.2m footprint compared to the existing, and the extension would have a hipped and flat roof to a height of approximately 3.2m. There would be alterations to the mono-pitch roof at the current rear elevation and near full width bi-fold doors to the rear elevation. The materials would be white render and slate tiles to match the existing rear extension.

The proposals also include a replacement porch. This would have a pitched roof and would extend forward of the main front building line by approximately 2m.

The proposals also consist of the demolition of the existing garage and erection a new outbuilding (garage/potting shed) at the rear of the site. The proposed outbuilding would be adjacent to the side (south) boundary and would measure approximately 9.8m in depth and 3.5m in width. The original submission proposed a mono-pitch roof to the proposed outbuilding with the highest part of the structure being approximately 3.85m in height adjacent to the boundary with no.46 Westbourne Avenue. Due to concerns raised by the LPA and occupier of the neighbouring property (no.46) the proposal has been amended during the course of the application process to be a

pitched roof building with an eaves height of approximately 2.35m, and a ridge height of approximately 3.6m. The occupier of the neighbouring property (no.46) was renotified following the revision. Further to this the applicant has amended the position of the proposed building slightly to set off the boundary by approximately 0.2m to avoid overhang onto the neighbouring property. The materials for the proposed garage would be brick and slates to match the existing house.

An amended block plan has been received during the course of the application process as the original did not show the current rear extension at no.46 Westbourne Avenue.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
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

Arboriculturalist

No response received

Councillor Julie Thain-Smith

No comments were received

Councillor Lulu Bowerman

No comments were received

Councillor R Kennett

No comments were 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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
<u>Original scheme:</u> The frontal (West) elevation of the garage indicates a single pitch roof at max 3,825mm height alongside my North boundary wall. I'm happy for the replacement garage to be located where indicated provided that it has a conventional "A" line roof and I'm willing to enter into a deed of easement with a party wall agreement to allow guttering to overfly the boundary wall. My North boundary wall is an original single skin brick built wall that has recently been maintained, it will probably be necessary to stabilise this wall from the new structure. This arrangement can also be noted in the agreement.	The revised proposal for the garage is a dual pitched roofed structure. The latest amended plans set the proposed garage off the boundary by approximately 0.2m.
<u>Original scheme:</u> Have pleasure in supporting the application for improving the facilities at 48 Westbourne Avenue.	

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 the usual development management

criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The property is detached and with a fairly large/long garden. Overall, it is considered that the design and appearance of the proposals would be appropriate in context to the main building with matching materials and is therefore considered to be acceptable, having regard to Policy CS16 of the HBLP (Core strategy). Most of the proposals are to the rear of the property and it is not considered that the scheme would result in an adverse impact on the character of the street or area. The proposed porch to the front of the property is considered to be acceptable in appearance and would use matching materials.

Overall, 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

- 7.4 No.46 Westbourne Avenue is the adjacent property to the south. The proposals would result in an additional extension to the side/rear of the property, however no.46 has been extended to the rear (prior notification ref. APP/18/00307) - and this is shown to have been built out in photographs/revised block plan submitted by the applicant. Given this, the single storey nature of the proposals, and the gap between the properties, it is not considered that the proposed extension would have an unacceptable impact on the amenities of no.46.

The proposed outbuilding would be close to the boundary (wall) with no.46 Westbourne Avenue. Concern was expressed about the impact of the original proposal given its combined height at the boundary (3.8m) and depth (9.8m), and the proposal has since been amended so that the height would be reduced to an eaves height of approximately 2.35m with the roof pitching away from the boundary up to a maximum ridge height of 3.6m. The proposed building would be visible from rear facing windows of no.46, and from within the garden space, and would have more impact than the existing garage due to its proximity to the boundary, depth and position closer to the dwellings. However, given the reduced height at the boundary and good sized garden at no.46 overall it is not considered that the revised proposal would have an unacceptable visual or overbearing impact that would warrant the refusal of the application. The proposal is to the north of no.46 and would be single storey, thus it is not considered that unacceptable overshadowing would result.

No.50 Westbourne Avenue is the adjacent property to the north. The alterations to the existing rear extension would result in a replacement mono-pitch roof with a higher pitch/ridge than the existing. However the existing extension is fairly shallow in depth and would be closest to the gap to the side of house and an outbuilding at no.50. As such this proposal is not considered to constitute an unacceptable change. The proposal would also result in a deeper porch than existing, but due to the size and position in relation to no.50 it is not considered that unacceptable impacts would result.

- 7.5 Overall, it is not considered that the proposal would have an unacceptable impact on the properties immediately adjacent to the application site having regard to Policy CS16 of the HBLP (Core Strategy).

Other considerations:

(iv) Ecology and impact on trees

- 7.6 The proposal would not impact on the main roof of the house however it is recommended that an informative is added to any planning permission granted re the protection of bats.

There is a TPO area adjacent to the site at the rear however the proposals are at a sufficient distance that no adverse impact would result.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01143 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:

20005-101 B (Location Plan and Block Plan) received 02.02.21

20005-401E (Proposed Floor Plans) received 02.02.21

20005-503C (Proposed Elevations) received on 11.12.20

20005-504B (Existing and Proposed Garage) received on 13.01.21

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 garage/outbuilding 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.

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