
Site Address:	6 Selangor Avenue, Emsworth, PO10 7LT		
Proposal:	Two storey rear extension incorporating hip to gable roof; Juliette balcony to rear.		
Application No:	APP/20/00807	Expiry Date:	04/11/2020
Applicant:	Mr & Mrs Hammersley		
Agent:	Mr Bessant	Case Officer:	Selina Donophy
	JB Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the east side of Selangor Avenue, Emsworth. This property has a barn hipped roof to the front and hipped roof to the rear which projects at single storey level, it has elevations formed of render and tiles to the roof slope. Towards the front, the site forms an open boundary with a hard standing creating parking space for 2 vehicles. Towards the side, set back the rear of the property is a detached garage.

2 Planning History

None relevant

3 Proposal

Two storey rear extension incorporating hip to gable roof; Juliette balcony to rear.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

- (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, incorporating a hip to gable roof extension also to the rear and a juliet balcony. The existing roof forms a hip to the rear, stepping down to single storey - this proposal would extend the existing roof at two storey level, stopping at around 1.6 metres beyond where the existing roof line stops at eaves level, and forming a gable end. The single storey element would project slightly further, approximately 1.5 metres beyond the two storey extension, with a total depth of 3.5 metres beyond the existing rear elevation wall. To the south (side) elevation roof slope would be 3 velux rooflights and to the north elevation roof slope would be 3 rooflights and to the rear elevation would be glazed panels at first floor level which would serve the additional bedroom and a juliet balcony with balustrading. At ground floor level would be a high level window on each side elevation serving the newly created lounge and dining areas. To the rear would be two sets of bi-folding doors. Materials proposed include render to match existing and clay roof tiles also to match existing.
- 7.4 The proposal would be sited to the rear of the property and therefore any visibility of the extension would remain limited. The scale of the extension is judged to be acceptable when considered within the context of the host dwelling and plot size - although the general character of the immediately adjacent properties are low set bungalows, the road incorporates two storey properties to the north. This property already has living space at first floor level, although to the rear of the property this is currently reduced due to the hipped roof slope. The materials proposed are in keeping with the existing property and the design deemed generally subservient in appearance and therefore consistent with policy CS16 of the HBLP (Core Strategy) and policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.
- 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 north of the application site is no 8 Selangor Avenue with a garage to the rear. This property is set off the side boundary shared with the application site by approximately 2.7 metres, with a total separation of 4.3 metres between the properties. No 6 is set back slightly behind no 8 and therefore is not judged to have any overshadowing or overbearing impact upon this property following the extension as this would remain set back upon completion. The glazing and juliet balcony proposed to the rear would increase the outlook from first floor level, although these would have views down the rear garden of the application site and are not judged to cause any significant increased overlooking. The velux roof lights have been confined to be sited above floor level by 1.7 metres and the high level window to the side elevation at ground floor level would be located 1.7 metres above ground level and therefore would not overlook no 8.

- 7.7 To the south of the application site is no 4 Selangor Avenue which is also a bunaglow and the separation between no 4 and no 6 is approximately 2.8 metres. The proposed extension is not judged to result in any increased overshadowing or overbearing impact on this property - although it is noted that the rear garden of no 4 is smaller than that at the application site at approximately 11 metres depth, views out of the velux windows are not judged to cause additional overlooking due to the height and siting, mainly with views over the roof slope and although the rear first floor windows would offer some additional views, the glass panelling has been reduced, following a minor amendment to the plans and this is not judged to offer views that would be harmful to the private amenity space at this property.
- 7.8 Towards the rear is a generously sized rear garden belonging to the application site and there is not judged to be any harmful impact on the closest property to the rear which is sited approximately 43 metres to the rear of the application dwelling.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.10 The bedroom number would increase from 2 to 3 as a result of this proposal however there is judged to be adequate parking on site to accomodate this.

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/20/00807 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:

01 C Amended location and block plan

03 C Amended proposed floor plans

04 C Amended proposed elevations

Email confirmatin of use of flat roof and rooflight heights received on the 26.10.2020

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.

- 4 The three rooflight windows at first floor level in the south facing elevation serving the bathroom and bedroom and the two rooflights on the north elevation at first floor level serving the bedroom shall have a minimum cil height of 1.7m from finished floor level.

Reason: To accord with the submitted details and to avoid potential overlooking to the neighbouring property having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.

- 5 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

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.