
Site Address:	38 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Single storey side extension.		
Application No:	APP/20/00770	Expiry Date:	27/10/2020
Applicant:	Mr & Mrs Cairoli		
Agent:	Mrs Hayes	Case Officer:	Selina Donophy
	Hampshire Design Consultancy Ltd.		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached, two-storey residential dwellinghouse located on the east side of Westbourne Avenue, Emsworth. This property is constructed from red brick and clay tile, with a pitched roof and projecting gable end to the principle elevation. To the front of the site is a low brick boundary wall, forming a fairly open boundary, where there is ample driveway space for vehicle parking. To the side is a monopitched roof garage and then outdoor amenity space to the side (north) which leads back towards the rear garden.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar size and age albeit slightly varied in terms of their design.

2 Planning History

99/64025/000 - Erection of single storey rear extension and replacement conservatory., PERM, 15/04/1999

90/55286/000 - Outline application for one dwelling, PERM,

3 Proposal

Single storey side extension.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 5

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) CIL
- (v) 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.

This proposal would have some facilities which would enable some use as a separate unit, including the kitchenette, bedroom and shower/bathroom facilities although it has been confirmed by the applicant that this would remain an extension of the main property, to be used by visiting family.

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

7.3 This proposal comprises a single storey extension to the side, northern elevation of the property. The extension would project beyond the existing garage in width by approximately 3.4 metres. It would have a pitched roof, forming two twin pitches with slight overhanging with a height of approximately 3.8 metres and it would have a depth of approximately 6 metres which would come just over halfway of the depth of the existing garage. The extended element would include a set of double doors leading back towards the rear and windows to the front elevation. Materials proposed include brick and roof tile to match existing. Although the extension would be visible from the public realm, the design is judged to be in keeping with the existing property, notably in roof style and materials and the scale is considered to be easily accommodated within the site, therefore this is judged to be compliant with policy CS16 of the HBLP (Core Strategy) and policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.

7.4 The extension would comprise a bedroom, ensuite, kitchenette and shower and boot rooms which would be partially converted from the existing utility room to the side. The extension would be for the use of visiting family members. The space, with its facilities could have the potential to operate as a separate residential unit however would be reliant on the main property with links to the main property and therefore would rely on the main dwelling. On this basis it is considered that the extension would be in use on an ancillary basis with a close functional link to the main house- an ancillary use condition shall be applied to this permission.

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 40 which is the neighbouring property. The extension would be located on this side, although set off the boundary by approximately 7 metres. There would be no additional windows proposed to the side elevation facing north. It is considered that there would not be any harmful impact on the amenity of this property as a result of this proposal.
- 7.7 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) CIL

- 7.8 This proposal would not result in additional 100 square metres of floor space, therefore this is not CIL liable.

(v) Parking

- 7.9 The reconfiguration of the internal layout would result in the loss of one bedroom at first floor level. With the addition of the downstairs bedroom there would be no additional bedrooms and therefore no additional parking allocation required.

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/20/00770 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:

001 Location plan
002 Block plan
007 Proposed ground floor plan
008 Proposed first floor plan
009 Proposed elevations

010 Proposed block plan and parking provision
011 Proposed roof plan

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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation would lack adequate garden amenity space and result in an unacceptable relationship to the existing dwelling leading to an unsatisfactory form of development which would not accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.