
Site Address:	90 Selangor Avenue, Emsworth, PO10 7LU		
Proposal:	Single storey rear and side extension.		
Application No:	APP/20/00073	Expiry Date:	30/03/2020
Applicant:	Mr Jack Firbank		
Agent:	Mr Trevor Ayles	Case Officer:	Joseph Toole
	Mr T Ayles		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

90 Selangor Avenue is a small bungalow which is attached to No.92 Selangor Avenue. The properties within the immediate area are similar in design and appearance and front directly onto Selangor Avenue. There is a hardstanding area to accommodate the parking of motor vehicles.

Planning permission was obtained for a single storey conservatory to rear of the property under reference 09/73874/000.

2 Planning History

09/73874/000 - Erection of a single storey conservatory to rear of property. ,
PERM,30/10/2009

3 Proposal

Single storey rear and 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

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: 3

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 development would involve the demolition of the existing conservatory and the erection of a single storey rear and side extension. It would have a maximum width of approximately 6.2 metres, a depth of approximately 5.4 metres and a maximum height of approximately 3.7 metres with a pitched roof.

7.4 The proposed development would match the existing property in terms of brickwork and roof tiles. This would be deemed acceptable to the context of the main dwellinghouse.

7.5 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space following the removal of the existing conservatory. As a result it would be inkeeping with the character of the area.

- 7.6 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

- 7.7 The proposed development would involve the construction of 4 roof lights and doors and windows to the rear. This would be screened by 1.8 metre high fencing along the boundary and mature hedging to the rear. Therefore, it would not cause any significant issues with overlooking or loss of private amenity space to the neighbouring properties.
- 7.8 There would be no windows on the east side facing No. 88 Selangor Avenue. There would be a window on the west side facing No. 92 Selangor Avenue, which would be screened by hedging and 1.8 metre high fencing. It would also be offset from the boundary by approximately 6 metres therefore it is considered not to be materially harmful to the loss of private amenity space to the occupiers of No. 92 Selangor Avenue.
- 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.

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/20/00073

- 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:

Location and Block Plans, Existing Floor Plans and Elevations - 1430/01 A
Proposed Floor Plan Elevations and Section - 1430/02 A

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.