
Site Address: 51 Westbourne Avenue, Emsworth, PO10 7QN
Proposal: Single storey rear and side wrap around extension to accommodate self contained annexe. Replace 1.8 metre fence.
Application No: APP/19/01138 Expiry Date: 20/01/2020
Applicant: Mr Bridges
Agent: Mr Russell Case Officer: Selina Donophy
D84 Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi- detached, two storey dwellinghouse located on the West side of Westbourne Avenue, where Westbourne Avenue meets Elderfield Close. The property is constructed of red multibrick with a pitched roof. It has an attached garage to the front and a driveway with space for one vehicle. The plot incorporates some garden to the side of the property, which is accessible from the front of the property. There is a 1.8 metre fence, alongside hedge screening along the North Eastern boundary of the property.

2 Planning History

None relevant

3 Proposal

Single storey rear and side wrap around extension to accommodate self contained annexe. Replace 1.8 metre fence.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

None

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: 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
- (v) CIL

(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. The proposed annexe would be used by the elderly parents of the occupiers of the main property and would comprise of a bedroom, bathroom, kitchen and lounge/dining area. The annexe is proposed to be ancillary although it does contain its own facilities with only a physical connection to the main home. Although ideally the annexe would have had some internal linkage in the form of a doorway through into the main house, the internal layout proved this to be difficult to impose. As the extension works which would create the annexe retain some continuance with the main property in its design , it is considered that the use of the extension as an annexe would be acceptable subject to a condition imposing its use .

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

7.3 This proposed single storey, wrap around extension is proposed as an annexe for an elderly relative and would have a depth of 10.9 metres down the side (North Eastern elevation) of the property and would project beyond the rear elevation wall of the

existing property by approximately 3 metres. It would have a total width of 9.4 metres to the rear, 3.1 metres of which would be visible from the front of the property in the form of the side extension. The proposed extensions would have a mono pitched roof, which would have a height of 3.51 metres to the side and rear (taken from the highest level) and 2.5 metres to eaves level. The proposal also includes the relocation of the fence to border the pavement which would have a height of 1.8 metres to the side and 0.9 metres to the front. The existing garage would be removed as part of this application.

- 7.4 The extension would have a mono pitch roof to the side and rear and would be constructed of brick and traditional tile both to match existing. The extension would incorporate roof lights to the rear serving the kitchen and dining room and would have double doors to the rear. There would also be another set of doors leading out into the rear garden serving the study, which would remain accessible only from the rear garden. The relocation of the fence would result in the loss of some existing grass verge which currently borders the pavement, however as this land is owned by the applicant, this is deemed as an acceptable proposal as it would not significantly impact on the appearance of the area.
- 7.5 Although this proposal will result in a significant increase in footprint, the wrap around design of the extension is considered to be acceptable within the plot size and the location of the property on a corner plot, Although the works would be partially visible, the materials are considered to be considerate of the main property and those used in the surrounding area and therefore the proposal is not considered to have any adverse impact on the streetscene.
- 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 rear extension would come right up to the boundary shared with the neighbouring property, no 49 Westbourne Avenue. No 49 has a door and window on the rear elevation which is within close proximity to the boundary line. The rear extension would cut through the 45 degree overshadowing guideline, however as the depth of this proposal is 3 metres, an extension of this scale would come under permitted development and therefore would not require planning permission.

There is one additional window proposed to the North East elevation as well as a door, providing separate access into the annexe. There would be one window proposed to the front of the property, serving the annexe kitchen. The proposed fenestration additions are not deemed to have any significant impact upon the amenity of neighbouring properties in terms of overlooking or otherwise.

- 7.8 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 .

- 7.9 As the number of bedrooms would be increasing in number the property would require a minimum of 3 car parking spaces to conform to the HBC parking standards . A parking plan has been supplied as part of this application which shows 3 spaces which meet the required criteria.

(v) CIL .

- 7.10 The CIL rates to be applied to development are set out in the Havant Borough Council Infrastructure levy Charging Schedule, which was adopted by the council on the 20th Feb2013. This followed two public consultation exercises and an examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant.
- 7.11 This scheme would result in 22 metres net additional gross internal floor space and therefore would not be Community Infrastructure liable.

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/19/01138

(A) 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:

Location plan received 19.11.2019
D8419-33/01P1 Proposed block plan
D8419-33/SK13P4 Proposed site plan and parking plan
D8419-33/SK14P3 Proposed ground floor plan
D8419-33/SK15P3 Proposed West elevation
D8419-33/SK17P3 Proposed East elevation
D8419-33/SK16P4 Proposed North elevation
D8419-33/SK20P1 Proposed street elevation

Reason: - To ensure provision of a satisfactory development.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental 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 and internal amenity space resulting in 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 2012.

- 4 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.