
Site Address:	46 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Single storey extension and storm porch to rear elevation.		
Application No:	APP/17/00855	Expiry Date:	18/01/2018
Applicant:	Mr Morley		
Agent:	Mr Aarabi	Case Officer:	Harriet Pitney
	Aldwick Construction & Design		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a large, two storey, detached, residential dwellinghouse located on the eastern side of Westbourne Avenue, comprising elevations of brick construction (partially rendered at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway, which provides more than adequate off-road parking provision, as well as access to the single storey detached garage to the rear.

The rear garden is primarily laid to lawn and is enclosed by a brick boundary wall to the north and south boundaries which vary in terms of their height. The rear (eastern) boundary is relatively open, abutting a large area of open space, and comprises a low lying timber picket fence with a variety of shrubs and vegetation.

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

None relevant

3 Proposal

This application is for a single storey extension and storm porch to the rear of 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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

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

Summary: No representations 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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

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

7.3 The proposed extension and storm porch would not be readily visible from the public realm or streetscene of Westbourne Avenue by virtue of its position to the rear of the property. As such, it is not considered that the proposed development would result in any impact which would be considered harmful or detrimental to the character and appearance of the area or streetscene of Westbourne Avenue.

7.4 Whilst it is acknowledged that the proposed extension would result in a relatively large addition at ground floor level, it is noted that the main dwellinghouse and surrounding curtilage is relatively large and benefits from a rear garden with a depth in excess of 40 metres. On this basis, it is considered that the proposed size, scale and design of the development is acceptable in context with the main dwellinghouse and surrounding curtilage, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.5 It is also important to acknowledge that many of the properties on the eastern side of Westbourne Avenue have already extended to the rear and as such a precedent has already been set for this type of development within the immediate vicinity.

(iii) Effect on neighbouring properties

- 7.6 By virtue of the location of the proposed extension and storm porch, the only neighbour likely to be affected by the proposed extension would be the adjacent neighbouring property to the north (No.48 Westbourne Avenue).
- 7.7 The application site currently benefits from a single storey conservatory to the rear which extends 2.5 metres beyond the rear wall of the original dwellinghouse. As such, the proposed extension would result in an additional 3.7 metres in depth beyond what currently exists on site. Whilst it is acknowledged that the proposed increase in depth would be a relatively significant increase, it is important to acknowledge that the proposed extension would not extend beyond the far rear wall of the adjacent neighbours extension.
- 7.8 No.48 Westbourne Avenue also benefits from a conservatory to the rear of the property which would be positioned closest to the proposed extension subject of this application. Whilst the proposed extension has been designed so that it is positioned immediately adjacent to the shared boundary with No.48, there would still be a separation distance of approximately 3 metres between the proposed extension and the side wall of No.48. In order to ensure that the proposed extension does not result in any loss of light to No.48, a 45 degree light test has been undertaken in accordance with Havant Borough Councils Design Guidance. This has revealed that an extension to this depth has the potential to result in some loss of light to the side windows of the adjacent neighbours existing conservatory, however it is important to acknowledge that the potential loss of light is considered to be of a minimal scale as the affected windows are already in breach by virtue of the existing conservatory. Furthermore, it is important to note that the adjacent neighbours conservatory is dual aspect and as such, it is not considered that this would result in a degree of loss of light which would be considered detrimental to the neighbouring amenity of this property. It is not considered that it would be justified to warrant a refusal of planning permission on this reason alone.
- 7.9 There are no windows proposed within the northern elevation of the proposed extension and as such the development would not result in any loss of privacy.
- 7.10 Consequently, it is considered that the proposed development would have a limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.11 It is noted that no letters of objection were received in relation to this application.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would not result in a significant adverse impact on the character and appearance of the area, 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/17/00855 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 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan- received 2nd August 2017

Proposed block plan- received 2nd August 2017

Existing elevations (Dwg No: 904-02)- received 2nd August 2017

Existing and proposed ground floor layout (Dwg No: 904-01)- received 2nd August 2017

Proposed elevations (Dwg No: 904-03)- received 2nd August 2017

Design and access statement- received 2nd August 2017

Reason: - To ensure provision of a satisfactory development.