
Site Address: 11 Woodlands Avenue, Emsworth, PO10 7QB
Proposal: Demolition of existing garage, erection of single storey side extension on western elevation and extension to rear (for purposes as an annex). Extension to eastern elevation.
Application Type: Full Planning Permission
Application No: APP/24/00076 Expiry Date: 08/04/2024
Applicant: Mike Royall
Agent: Johnathan Moore Case Officer: Robert Riley
M H Architects
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site, is a two-storey dwellinghouse located in Emsworth. To its front elevation it features an attached garage and a paved driveway with pebble features fronting onto Woodlands Avenue, with hedges and trees surrounding the front. To the rear is a garden with several large trees and hedging in the curtilage. The property's materials feature grey polycarbonate sheet and metal sheet in a pitched gable design to form the roof and white brick and blockwork to form the external walls.
- 1.2 The application site is located in an area that could be considered both urban and residential, with the character of the road featuring two-storey detached dwellinghouses in evidence with modest separation distances from the street.

2 Planning History

02/67915/000 - Single storey rear extension., PERM,17/12/2002

3 Proposal

The works would feature 4 elements:

- Demolition of existing garage on western elevation.
- Erection of single storey side extension on western elevation (for purposes as an annex) with a proposed maximum height of approximately 3.5 metres a proposed depth of approximately 8.5 metres and a proposed width of approximately 4.1 metres.
- Erection of single storey rear extension (for purposes as an annex and family room) with a proposed maximum height of approximately 3.5 metres a proposed depth of approximately 4.5 metres and a proposed width of approximately 9 metres.
- Single-storey side extension on eastern elevation with a proposed maximum height of approximately 3.5 metres a proposed depth of approximately 4.6 metres and a proposed width of approximately 2 metres.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Emsworth Residents Forum

No comment received

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

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) Use of the annex
- (vi) Trees and hedging

(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

Materials

7.3 The works would feature white-facing brick to front elevation and grey vertical weather boarding to the side and rear elevations, this is considered acceptable. The roof would be a flat roof and would feature single ply behind a parapet wall, this is considered acceptable.

Character bulk and streetscene

7.4 The works would be readily visible on the streetscene due to the single-storey side extensions. However, these are considered to provide an uplift to the dwelling, with the existing garage on the western elevation being in a state of disrepair.

7.5 With regards to the footprint of the works, they would be of a substantial scale upon the existing dwellinghouse, however, the works to the western side of the property are to replace part of the existing footprint. In addition, the works would receive significant shielding from existing large trees and the hedging in the back garden of the curtilage of the application site. Furthermore, the works to the application site would be single-storey and have a maximum approximate height of 3.5 metres. With regards to this, it would lessen the scale of the proposed works and would be considered subservient to the main existing dwelling.

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 To the western and eastern sides of the application site are properties at Nos 9 and 13 Woodlands Avenue. Due to proximity, the main impact to assess would be in regard to these two properties. Due to the nature of the works and shielding to the rear of the site, it is not considered that properties to the front and rear of the application site would be affected by the works.

No.9 Woodlands Avenue

- 7.8 To the western side of the application site is No.9 Woodlands Avenue, which is separated from the application site by the road named Cobblewood, with a separation distance of approximately 8 metres. Due to the separation distance with No. 9, the scale of the development with an approximate height of 3.5 metres, an established boundary hedge and that the side window would be obscurely glazed the proposal is not considered to have an impact upon No. 9 regarding a sense of overbearing or loss of amenity.

No.13 Woodlands Avenue

- 7.9 To the eastern side of the application site is No.13 Woodlands Avenue. The eastern elevation side extension due to the modest scale and screening from an established high hedge along this boundary, would not adversely impact upon No. 13. regarding the modest scale of the eastern side elevation and the shielding received by the hedging on the eastern elevation, the impacts of this would be considered acceptable. Furthermore, the rear extension would receive shielding by the existing kitchen and hedging on the eastern elevation and due to no additional depth than the kitchen, it would not impact upon No.13.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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

- 7.11 Due to the removal of a car parking space through the loss of the existing garage, parking is needed to be evaluated for this application. The dwelling would increase to a 5-bedroom dwelling and would require 3 parking spaces. This has been shown on the plans provided and is considered acceptable.

(v) Use of the annex

- 7.12 The works intend for the proposed western side and part of the rear extension to be used by the father. The annex would be part of the family home but would provide both parties with the independence and privacy sought to co habit between different family generations. The father also wishes to be able to carry on a normal everyday life with the ease of living on a single level which the current property does not provide.
- 7.13 The annex was measured to be approximately 42.5 square metres. Within the 42.5sqm space of the annex, there would be a living room, a bedroom and a wet room. The annex would therefore still rely on the host building as the annex would contain no laundry facilities and would not feature a kitchen it would also share its domestic hot water and heating demand with the main house. The annex would also be served from the current electric mains from the main house. The utility bills would be under one property address.
- 7.14 Furthermore, the annex is accessed internally, via the family room in the main dwellinghouse, and thus is deemed to have a physical close functional link to the

house. A condition regarding the use of the annex to remain ancillary to the main dwellinghouse has been recommended if permission is forthcoming to ensure that the annex would not be used as a separate unit of accommodation.

(vi) Trees and hedging

7.15 The proposed works would increase the footprint of the existing building; it was noted on a site visit that there were large trees in No.11's curtilage. It is important to consider the impact of these trees. From the notes made during the site visit, it was ascertained that the proposed design of the attached annex would not interfere with the larger trees in the curtilage. Furthermore, the agent confirmed in a follow up email that an apple tree would be felled by a tree surgeon, this is considered acceptable.

7.16 With regards to the hedging, the agent stated "*The hedge to the boundary will be pulled back carefully to allow the wall to be built. It will then be put back and staked where required to keep it in place. If any part of the hedge is damaged during construction then it will be replaced*". This is considered acceptable.

8 Conclusion

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00076

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:

Drawing Number: 001 REV P3: PROPOSED AND EXISTING FLOOR PLANS

Drawing Number: 002 REV P02: PROPOSED ELEVATIONS

Drawing Number: 004 REV P02: BLOCK PLAN

Drawing Number: 001 REV P01: SITE PLAN AND GROUND FLOOR PLAN

Drawing Number: 002 REV P01: ELEVATIONS

Drawing Number: 003 REV P01: MODEL IMAGES

Drawing Number: JOB - 23168: NORTH, SOUTH, EAST AND WEST
ELEVATIONS INCLUDING ELEVATION LOCATIONS
LOCATION PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The annex is not located in a satisfactory location to be occupied separately from the main dwelling having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extensions hereby permitted the living room window in the ground floor on the west facing elevation to serve the attached annex shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.