
Site Address: 5 Westbourne Avenue, Emsworth, PO10 7QT
Proposal:

Erection of a single storey extension and veranda on western elevation
[Amended description]

Application Type:	Full Planning Permission		
Application No:	APP/22/00776	Expiry Date:	03/10/2022
Applicant:	Mr & Mrs Edwards		
Agent:	Mr Bessant	Case Officer:	Lewis Ford
	JB Architecture Design Ltd.		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.5 Westbourne Avenue, Emsworth, PO10 7QT.

The site is located in Residential Character Area 2 (East of New Brighton Road). The area is characterised as a quiet suburban semi-open area of mixed housing, with older properties of "good character". The site includes a 2.5 storey, detached, dwellinghouse of traditional brick and tile construction. The property is considered to be one of the older properties of "good character" within the area and includes a gable roof, sash windows, and a prominent bay window, along with single storey flat roof additions to its northern and western elevations. The dwellinghouse is on a corner plot on Westbourne Avenue and is accessed via its eastern boundary, whilst being surrounded by residential development on its northern and western boundaries, and a well-kept tall hedge along its southern boundary which separates the site from the adjacent highway.

2 Planning History

25005 – PERMISSION in Mar 1975 for double garage and alterations to existing roof line.

APP/22/00572 – Application for Certificate of Lawfulness relating to proposed single storey rear extension (WITHDRAWN in August 2022).

3 Proposal

Erection of a single storey extension and veranda on western elevation [Amended description].

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received.

Building Control, Havant Borough Council

Building Regulation consent will be needed for this work.
No other comments at this time.

Councillor J Thain-Smith - Emsworth

No comments received.

Councillor L Bowerman - Emsworth

No comments received.

Councillor R Kennett - Emsworth

No comments received.

Southern Gas Network

No comments 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: 11

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 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Local Ecological Network (LEN)
- (v) Utilities

(i) Principle of development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on Character of the Area & Appropriateness of Design

7.3 The existing dwellinghouse has a single-storey, flat (felt) roofed, extension on its western elevation which has a depth, width, and height of approximately 1.85m, 3.35m, and 2.9m respectively. As part of the proposed development, the existing western extension would be demolished and replaced with:

- A larger, pitch-roofed, single-storey extension; and
- A veranda.

7.4 The proposed replacement western extension would comprise a depth, width, eaves height and maximum height of approximately 2.55m, 4.1m, 2.4m, and 3.45m respectively. The proposed (and attached) veranda would comprise a width of approximately 4.3m, whilst having the same depth, eaves height, maximum height, and roof angle/slope as the proposed extension. In terms of materials, the proposed extension would include red brick, slate roof tiles, and white timber windows to matching the existing dwellinghouse, along with the addition of a velux window in the pitched roof. As for the proposed veranda, this would include a traditional Victorian style glass veranda.

- 7.5 The Havant Borough Design Guide SPD explains that householder developments should be smaller, subservient, sympathetic, and modest in mass and height compared to the main dwellinghouse. In addition, the SPD advises that householder developments should look to the existing dwellinghouse (and its neighbours) as the main reference points for appearance, materials, and detailing. It is considered that the mass and bulk of the proposed extension and veranda, and the proposed materials, would accord with the recommendations of the Design Guide SPD. In addition, it is considered that the proposed replacement western extension would be an improvement on the existing western flat-roofed extension (proposed for demolition).
- 7.6 Moreover, the appearance, design, and mass of the proposed development is deemed to be acceptable and appropriate in the context of the application site and its locality. As such, it is considered that the proposed development would not result in an adverse impact on the visual amenity of the locality and, therefore, would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011, and Policies D1 and D2 in the Emsworth Neighbourhood Plan.

(iii) Impact on Neighbouring Properties

- 7.7 The Havant Borough Design Guide SPD advises that householder developments must not have any adverse impacts on the amenity of neighbouring properties.
- 7.8 The proposed western extension would have windows on its southern and western elevations, along with double doors on its northern elevation leading out to the veranda. As for the veranda, this would accommodate an outdoor dining area for the occupants of the existing dwellinghouse. The proposed window locations would broadly match that of the existing extension (which is proposed for demolition); whilst the space where the veranda would be erected already includes external doors and an area of hardstanding for sitting. Notwithstanding the above, the neighbouring property to the west (No.5a Westbourne Avenue) does not have any fenestration on its eastern side elevation, whilst the southern side elevation of the neighbouring property to the north (No.7 Westbourne Avenue) is limited to 1no. small window which is approximately 17.5m from the proposed veranda.
- 7.9 Consequently, it is considered that the proposed development would not be overbearing, nor would it lead to overshadowing, loss of light, overlooking, or loss of privacy for neighbouring properties beyond existing levels. As such, the proposed development would have a limited and an acceptable impact on the properties immediately adjacent to the application site. The proposed development would, therefore, meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iv) Impact on the Local Ecological Network (LEN)

- 7.10 The Council's GIS system highlighted the presence of a protected tree, in proximity to the proposed development, on the southern boundary of No.5a Westbourne Avenue (the neighbouring property to the west). The tree is recorded as a Pissards Plum and is protected under Tree Preservation Order (TPO) ref. 0924. The Council's Arboriculture Officer was consulted but no comments were received. Following the officer's site visit in September 2022, and after reviewing the street view tool on Google Maps which shows the streetscene from April 2022, it would appear that the protected tree has now been removed. As such, the proposed development would not impact any protected trees and, therefore, would not be contrary to Policy DM8 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Utilities

- 7.11 The site is within the High Pressure (HP) 300m Buffer Zone of the Southern Gas Network (SGN). Although no comments have been received from SGN, a standard Informative has been included on the Decision Notice.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00776 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:

Drg No: PL.607.22.01 – Site & Location Plans
Drg No: PL.607.22.02 – Existing Ground Floor Plan & Elevations
Drg No: PL.607.22.03 – Proposed Ground Floor Plan & Elevations

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.