
Site Address:	50 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Single storey side and rear extension.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00558	Expiry Date:	05/09/2022
Applicant:	Mr & Mrs Hayles		
Agent:	Mr M Farrer	Case Officer:	Joseph Toole
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

50 Westbourne Avenue, Emsworth, is a two storey detached property located to the east side of Westbourne Avenue. The property comprises brickwork, sand render and concrete roof tiles. Vehicular access is from Westbourne Avenue with parking to the front and side of the property.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development would involve a single storey side and rear extension following the removal of the existing garage. It would be used as garage, utility room, kitchen and office.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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.

County Archaeologist

Thank you for your consultation. Given the proposals relatively limited scale, I do not wish to raise any archaeological issues

County Minerals

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:
developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Southern Gas Network

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Support	Noted

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) Drainage

(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 extensions would have facing brickwork and plain roof tiles to match the existing property. This is considered to be in keeping with the context of the main dwellinghouse and character of the area.

7.4 Part of the proposed works would be visible from the street scene. Due to the proposed extensions modest size it is considered to be subservient to the host dwelling and thus deemed in keeping with the character of the area.

- 7.5 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 To the front there would be a garage door within the proposed side extension. This would face out onto the public highway and front gardens of the properties opposite thus not considered to cause harmful overlooking.
- 7.7 On the south side facing No.48 Westbourne Avenue there would be a door and 3 rooflights within the proposed extension. These would face out onto the side wall of No.48 which has two small windows on this side. This is not considered to cause harmful overlooking with the rooflights being non looking. Due to the proposed extensions pitched roof design and limited fenestration at No.48 it is not considered to appear overbearing or result in the harmful loss of light. It is worth noting the proposed rear extension would be screened by the existing 1.8 metre high fencing.
- 7.8 On the north side facing the shared boundary with No.52 Westbourne Avenue there would be no side windows within the proposed rear extension. Due to its modest size and existing screening of 1.8 metre high fencing it is not considered to have an adverse impact on the occupiers of No.52.
- 7.9 To the rear there would be three windows and 3 rooflights within the proposed extension. These views would face out onto the rear garden screened by the existing 1.8 metre high fencing along all sides thus not considered to cause harmful overlooking.
- 7.10 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Drainage

- 7.11 Southern Water were consulted on the application and raised no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00558

- 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 Plan
Proposed East and North Elevations
Proposed West and South Elevations
Proposed Floor and Roof Plan

Reason: To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.

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.