

DELEGATED OFFICER REPORT

Site Address: 17 Westbourne Avenue, Emsworth, PO10 7QT
Proposal: Enlargement of existing single storey rear extension to replace existing conservatory.
Application Type: Full Planning Permission
Application No: APP/24/00836 Expiry Date: 06/12/2024
Applicant: Mr & Mrs Arul-Pragasam
Agent: Mr Lancaster Case Officer: Selina Donophy
 JB Architecture Design
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises a two storey, detached dwellinghouse located on the west side of Westbourne Avenue, Emsworth. This property has a pitched roof with a two storey , flat roof side addition and attached garage located at single storey level to the side with a monopitched roof. It has elevations formed from painted brickwork and is set back from the road with a driveway to the front providing on site parking spaces.

2 **Planning History**

04/69678/000 - Single storey rear extension., PERM,25/08/2004
APP/23/00247 - Proposals include single storey rear extension (to replace existing conservatory)., PERM,24/05/2023

3 **Proposal**

Enlargement of existing single storey rear extension to replace existing conservatory.

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)

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 Charles Robert
No comment received

Councillor Grainne Rason
No comment received

Councillor Reuben Mychaleckyj
No comment received

Emsworth Residents Forum
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: 7

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) Biodiversity Net Gain (BNG)
- (v) Parking

(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 This proposal comprises a single storey rear extension following the removal of the conservatory. The extension would widen the existing rear extension by approximately 2 metres with the roof pitch in continuation of the existing rear extension roof. This would create a larger kitchen diner area with two windows to the rear elevation, bi-fold doors to the south side elevation, along with a window, velux and a door to the newly created utility room. Proposed materials include render to match existing and a composite slate effect roof tile.

7.4 It is noted that planning permission was previously granted at this address for a larger extension than is currently proposed. The current proposal is considered to be modest in both size and general appearance and is not deemed to result in any harm to the character of the host dwelling nor the wider area. 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 also considered to be in keeping with Policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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

7.5 To the north of the application site is no 19 Westbourne Avenue. It would be screened by the existing rear extension to this side and therefore no harmful impact has been identified to the amenity of no 19.

7.6 To the south of the application site is no 15 Westbourne Avenue. There is a door and windows on the rear elevation of no 15 set back just behind the garage located at no 17. The proposed extension would not infringe upon the 45 degree line taken from the mid point of this window and the impact would not be much different from the existing conservatory. Overall no harmful impact has been identified.

7.7 To the rear of the property is no 4 Emsbrook Drive. There is over 30 metres of rear garden space separating the properties and therefore the extension is not deemed to have any material impact on this property.

- 7.8 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) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.
- 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.

Parking

- 7.11 There is substantial parking space to allow for three parking spaces on site which would meet the minimum parking requirements.

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/24/00836 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:

PL.849.24-01	LOCATION AND BLOCK PLAN
PL.849.24-02	EXISTING AND PROPOSED FLOOR PLANS
PL.849.24-04	PROPOSED ELEVATIONS

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.