
Site Address:	71 Woodlands Avenue, Emsworth, PO10 7QD		
Proposal:	Single storey side extension and alterations to existing outbuilding.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00218	Expiry Date:	28/05/2024
Applicant:	Mrs J Duke		
Agent:		Case Officer:	Robert Riley
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a modest bungalow featuring white render and brown tile hanging, with a front gable and pitched roof with brown concrete tiles. It features a front garden and driveway fronting onto Woodlands Avenue to its front and to the rear is a rear garden and outbuilding.
- 1.2 The application site is in an area that would be considered both urban and residential, with the character of the road featuring bungalows that are similar in appearance and some two storey dwellings in evidence.

2 Planning History

- 2.1 No relevant history

3 Proposal

There are 2 elements to the proposals at the application site:

- Single storey side extension featuring a gable roof with a proposed approximate height of 2.6 metres to the eaves line and approximately 5 metres at the ridge line, a proposed maximum depth of approximately 7 metres and a proposed width of approximately 2.8 metres
- Alterations to existing outbuilding/garage.
- Removal of carport.

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

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

Ecologist

No comments 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: 12

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) Flood Zone
- (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

Streetscene and character

7.3 The works whilst set back would be readily visible on the streetscene with regards to the side extension and removal of carport.

7.4 The proposed alteration to the outbuilding would be modest and would feature the same footprint as the existing garage. Furthermore the proposal to remove the carport is acceptable.

7.5 The side extension would be single storey and would feature a pitched roof, which is considered to be in keeping with the main dwelling. Furthermore due to its modest footprint, and that it is located where an existing carport is, it is considered to be subservient to the main dwelling.

7.6 The potential for a terracing effect from the side extension works has been assessed during the application process, a gap to the common boundary is preferred by the Havant Borough Design Guide SPD, with regards to this, the set back from the frontage, modest scale and single storey nature of the extension are helpful in reducing any impact and there is already a car port in position (to be removed). Nos 97, 99, 48 and 46 all feature limited separation distances between treatments so it would not be unduly out of keeping in this regard. Overall it is not considered that the proposal would result in an unacceptable terracing effect.

Materials

7.7 The side extension would feature materials to match the existing dwellinghouse, and are considered in keeping with the dwellinghouse, furthermore, the altered outbuilding, would feature brickwork to match the existing outbuilding although part of the walls would be removed to provide a covered area.

7.8 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 Policy D1 General Design Policy 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

- 7.9 To the northern and western sides of the application site, are Nos 65 and 69 Woodlands Avenue. Due to proximity, it has been considered important to assess the impacts upon these dwellings. Due to the location of the works, properties to the front of the application site and to the east are considered to have limited and acceptable impacts upon them.

No.65 Woodlands Avenue

- 7.10 To the northern side of the application site is No.65. Due to a separation distance of approximately 8.5 metres between the side extension and No.65's curtilage, it is considered that the side extension would have a sufficient separation distance regarding to overshadowing and the sense of overbearing and therefore would have an acceptable impact in these regards. Furthermore the changes to the outbuilding would be modest and are not considered to increase overshadowing and the sense of overbearing and would therefore be acceptable. With regards to overlooking, the alteration removing areas of wall to the outbuilding would face No.71, and the changes on the rear elevation would face onto boundary treatment. With regards to these considerations, the impact is considered acceptable upon No.65.

No.69 Woodlands Avenue

- 7.11 To the western side of the application site is No.69. With regards to the changes to the outbuilding, despite the limited separation distance between the outbuilding and No.69's curtilage, as the changes are modest and would have the same footprint, it would be acceptable with regards to overshadowing and the sense of overbearing for No.69. Furthermore, the proposed wall openings to the outbuilding would face No.71 and would have an acceptable impact regarding overlooking. In consideration of the proposed side extension, as the applicant confirmed that the new bathroom window would be obscure, officers are satisfied that the side extension would not create additional overlooking of this property. With regards to the side extension, officers have considered the potential for overshadowing and loss of outlook. Officers noted that there was a dining room window located on No.69's side elevation that would be facing the proposed side extension, which would feature a separation distance of approximately 2 metres from the extension. With regards to this, as officers noted on a subsequent site visit that it was a dual aspect open room that it would not serve as the primary window to this dual aspect room which is also served by a rear french door. With regards to this, on balance, officers consider that the impact with regards to overshadowing and loss of outlook upon No.69 would be acceptable.
- 7.12 Consequently, it is considered on balance that the proposal would 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) and Policy D1 General Design Policy of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Zone

- 7.13 The application site falls under flood zone 3 due to part of the curtilage falling under flood zone 3. With regards to this, a floor risk assessment was undertaken. The form annotated that the floor levels would be set no lower than existing floor levels and that flood proofing of the proposed development has been incorporated where appropriate, given the limited nature of the development officers consider this acceptable.

(v) Parking

- 7.14 Due to a reduction in driveway space for the dwelling, parking has been assessed during the application process. The applicant showed 2 parking spaces on the plans which is what the Havant Borough Parking SPD would require for a 2 bedroom dwelling. With regards to this, the works are considered to have an acceptable impact upon parking in the locality.

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/24/00218 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:

PROPOSED ELEVATIONS AND FLOOR PLANS WITH PARKING AND
BLOCK PLAN: Drawing 2A Uploaded 02/04/24
EXISTING ELEVATIONS, FLOOR PLAN AND LOCATION PLAN: Drawing 1
Uploaded 22/3/24
LOCATION PLAN Uploaded 02/04/24
FLOOD RISK ASSESSMENT

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 or be as shown on the plans and details approved.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that order), the window in the western elevation to serve the WC on the plans hereby approved shall be fitted with 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.