

DELEGATED OFFICER REPORT

Site Address:	70 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Single storey front and rear extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00555	Expiry Date:	23/10/2024
Applicant:	Mr Walker		
Agent:	Mr Barker	Case Officer:	Robert Riley
	GDB Technical Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a two storey detached dwellinghouse located in Emsworth and on the east side of Westbourne Avenue. The application site features a front garden with parking provided to the front and side of the dwelling and a rear garden. The application site features 2 Trees under Tree Preservation Orders (TPO's) to the rear of the curtilage, with a TPO woodland to the rear of the application site. The dwelling features brickwork for the external walls, with brown concrete tiles in a gable pitched design for the roof.
- 1.2 The application site is in an area that would be considered both urban and residential with a mixture of bungalows and 2-storey detached dwellings in evidence on the streetscene.

2 Planning History

APP/18/00672 - Erection of 36no. dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1, subject to TPO 2071., REF,13/05/2019

APP/19/01026 - Crown reduce 1No. Sycamore by up to 1.5m, remove lower branches and 1No trunk as per photograph. , PERM,21/01/2020

3 Proposal

- 3.1 Single storey front and rear extensions. The works also propose a part garage conversion which is able to be done under permitted development rights and also proposes permeable gravel over the front garden to provide parking space which is also able to be done under permitted development rights.

Officer comment: *The proposed first floor side extension aspect of the works has been removed during the application process.*

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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 Charles Robert

No comments received

Councillor Grainne Rason

No comments received

Councillor Reuben Mychaleckyj

No comments received

Emsworth Residents Forum

No comments received

HCC Arboricultural Consultancy

I have no objections to the proposal.

If consented, please condition the deployment and enforcement of the tree protection measures outlined in the arboricultural report reference 527-2014-8/1/2024 in full for the duration of the development.

Ecologist

This is OK I think. Roof appears to be sound , as do soffit/fascia areas. No justification for further information.

Officer note: The first floor aspect of the works has been removed during the application process, with the remaining works proposed being at ground level, and of a relatively modest scale upon the dwelling.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
In principle, have no objections to this proposal so long as a Party Wall Award is granted prior to the commencement of the development and the appropriate consents are obtained in respect of building over the joint drainage system. [Redacted] I would suggest you may wish to incorporate these into your considerations of the above application:- 1. Commencement of work should be no sooner than 8.30 a.m. [Redacted] lead to difficulties for a number of our neighbours using their driveways a later start time may alleviate this issue. 2. No works should be permitted during the weekend [Redacted] 3. [Redacted] We would ask that where the verges in the immediate area are inevitably damaged by the vehicles of the contractors working on site that a condition of the planning is that these be re-instated to their current state. I suggest it may be appropriate that photographic evidence is taken prior to start on site to ensure these are re-instated to their current condition. The proposed development, if it uses the appropriate materials should enhance both the property and the local area. [Redacted]	The Party Wall issue is covered under sperate legislation. Private sewers are a private matter. It has not been considered appropriate to condition the works in accordance with points 1,2 and 3. The proposed development would use materials to match the existing dwellinghouse, which is considered acceptable regarding the dwelling and visual amenities.

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) Arboriculture
- (v) BNG
- (vi) Ecology
- (vii) 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

Character bulk and the streetscene

7.3 The proposed rear extension would extend approximately 2.2 metres from the existing rear elevation. The proposed extension would have a width of approximately 10 metres and have a maximum height of approximately 3.2 metres. The rear extension would not be visible from the street scene and due to its flat roof and single storey nature and modest depth would be considered subservient to the existing dwelling and is therefore considered acceptable in terms of its design upon the dwelling and upon visual amenities.

7.4 The proposed part garage conversion and permeable gravel to the front garden is considered acceptable regarding the dwelling and visual amenities.

7.5 The proposed development would involve a single storey front extension. It would have a width of approximately 10.5 metres, a depth of approximately 3 metres with a monopitched roof having a maximum height of approximately 3.5 metres. It would be readily visible on the streetscene, but would be subservient to the main dwelling due to being of a modest depth and height on the dwelling. Moreover, it is considered in keeping with the streetscene and visual amenities as it would not breach the existing established building line of the road and therefore can be seen to be an acceptable proposed addition to the dwelling.

Materials

7.6 The works would feature materials to match the existing dwellinghouse which is considered acceptable.

7.7 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 2011) 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

- 7.8 To the northern and southern sides of the application site are properties at Nos 72 and 68 Westbourne Avenue. Due to proximity, the main impact to assess would be in regard to these two properties. Due to the location scale and nature of the works, properties to the front of the application site are considered to be acceptably impacted, furthermore there are no nearby properties to the rear of the property. The proposed part garage conversion and proposed permeable gravel to the front garden aspect of the works are able to be done under permitted development rights and are considered to have acceptable neighbourly impacts.

No.72 Westbourne Avenue

- 7.9 The proposed front extension would feature no side fenestration, and its proposed front fenestration would face the public realm, in light of this, the proposed front extension is considered acceptable with regard to overlooking concerns regarding No.72. The proposed front extension would feature a 1.1 metre separation distance to No.72's curtilage and a 4 metre separation distance to No.72's southern (Side) elevation wall, in light of its proposed modest height, at these distances overbearing and overshadowing impacts are considered to be limited, and not of a level to warrant the refusal of this planning application. The proposed rear extension would feature no side fenestration, and its rear fenestration would face the rear garden and oblique views would face boundary treatment, in light of this, the rear extension is considered acceptable regarding overlooking concerns. The proposed rear extension would feature a 1 metre separation distance to No.72's curtilage and a 3 metre separation distance to No.72's southern (Side) elevation wall, in light of its proposed modest flat roof design and height, at these distances overbearing and overshadowing impacts are considered to be limited, and not of a level to warrant refusing this planning application.

No.68 Westbourne Avenue

- 7.10 The proposed front extension would feature no side fenestration, and its proposed front fenestration would face the public realm, in light of this, the proposed front extension is considered acceptable with regard to overlooking concerns regarding No.68. The proposed front extension would feature a 1.7 metre separation distance to No.68's curtilage and a 2.7 metre separation distance to No.68's northern (Side) elevation wall. In light of its proposed modest height, at these distances overbearing and overshadowing impacts are considered to be limited, and not of a level to warrant the refusal of this planning application. The proposed rear extension would feature no side fenestration, and its rear fenestration would face the rear garden and oblique views would face boundary treatment, in light of this, the rear extension is considered acceptable regarding overlooking concerns. The proposed rear extension would feature a 1.35 metre separation distance to No.68's curtilage and would not face No.68's northern (side) wall, in light of its proposed modest flat roof height, at these distances overbearing and overshadowing impacts upon No.68's rear garden are considered to be limited, and not of a level to warrant refusing this planning application.
- 7.11 Consequently, it is considered 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 2011) and Policy D1 General Design Policy of the Emsworth Neighbourhood Plan. It is noted a letter neither in objection or support was received with respect to the scheme.

(iv) Arboriculture

- 7.12 Due to 2 Trees under Tree Preservation Orders (TPO's) to the rear of the curtilage the Council's Arboriculturist was consulted during the application process. The Council's Arboriculturist stated "*I have no objections to the proposal. If consented, please condition the deployment and enforcement of the tree protection measures outlined in the arboricultural report reference 527-2014-8/1/2024 in full for the duration of the development*".

- 7.13 This has been agreed by the agent, and in light of this, officers consider that unacceptable harm to protected tree species is considered unlikely with these appropriate mitigations and that this proposal would accord with Policy CS11 of the Havant Borough Local Plan (Core Strategy 2011) and is considered acceptable in this regard.

(v) Biodiversity Net Gain (BNG)

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

(vi) Ecology

- 7.14 The Council's Ecologist was consulted due to significant proposed first floor works, whereby he stated "*This is OK I think. Roof appears to be sound , as do soffit/fascia areas. No justification for further information*". This element has been removed during the application process, and now works are relatively modest and kept to the ground floor level, in light of this officers consider harm to protected bat species unlikely and consider this proposal to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011).

(vii) Parking

- 7.15 The proposal results in the existing garage being no longer available for parking, the property has 3 bedrooms and requires 2 parking spaces under the Councils Parking SPD. the existing hardsurfacing would allow for parking to meet this requirement although it is noted that a larger permeable gravel driveway is proposed.

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/24/00555

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: 04a: PROPOSED PLANS: Uploaded 21/10/24

Drawing Number: 05a: PROPOSED ELEVATIONS: Uploaded 21/10/24

Drawing Number: 01b: LOCATION & BLOCK PLAN SHOWING PARKING: Uploaded 21/10/24

Arboricultural Impact Assessment, Protection Plan and Method Statement
Harrison Arboriculture Ref: 527-2014-8/1/2024 dated 28th August 2024

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 development hereby permitted including demolition shall be carried out fully in accordance with the tree protection measures outlined in the Arboricultural Impact Assessment, Protection Plan and Method Statement reference 527-2014 dated 28th August 2024 in full for the duration of the development unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to prevent harm to protected trees and to prevent harm to the character and amenities of the area, having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework.