
Site Address: 22 Westbourne Avenue, Emsworth, PO10 7QU
Proposal: Proposed two storey side extension, new entrance porch and conversion of garage into a garden games room.
Application Type: Full Planning Permission
Application No: APP/22/00841 Expiry Date: 25/10/2022
Applicant: Mr & Mrs Maher
Agent: Mr Tom Davies Case Officer: Selina Donophy
 Helyer Davies Architects
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey red brick dwelling located on the eastern side of Westbourne Avenue. The road is characterised by similarly styled and sized detached properties on the eastern side, with differing styles on the opposite side of the road. This property has been extended to the rear and has a detached garage located to the rear of the property.

2 Planning History

APP/11/01747 - Single storey rear extension; first floor rear extension; new front porch and replacement detached garage following demolition of existing., PERM,16/12/2011

3 Proposal

Proposed two storey side extension, new entrance porch and conversion of garage into a garden games room.

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 Julie Thain-Smith
No comment received

Councillor Lulu Bowerman
No comment received

Councillor R Kennett
No comment received

Southern Gas Network
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: 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) 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 of a two storey side extension, a new porch to the front elevation and the conversion of the garage to a games room. The proposed two storey side extension would come nearly level with the first floor front elevation facade with an overhanging porch roof at ground floor level extended in line with the existing porch roof. The extension would have a width of approximately 3 metres , a depth of 10 metres and a height of 6.9 metres with a pitched roof. This space would create a store at ground floor level served by doors to the front elevation , towards the rear the space would allow for an extended living area with doors to the rear leading out on to a patio area . At first floor level two bedrooms are proposed, one to the front and one to the rear alongside a centrally sited bathroom. The bedrooms would be served by windows to the front and rear elevations and the bathroom would have a window to the side elevation. Materials would match existing.
- 7.4 Other elements of the proposal include a porch extension to the front elevation which would have a pitched roof and dimensions of approximately 2 metre depth, 2.5 metre width and 3.3 metre ridge height. The garage would also be converted into a games room with doors added to the garage.
- 7.5 This property forms part of a row of dwellings which are all of similar appearance, some of which have been extended in various ways. The proposed two storey extension would come nearly level with the front elevation of the main dwelling, whilst two storey extensions are encouraged to be set back behind the front elevation in order to remain subservient in appearance , it is noted that other properties have been extended in a similar manner in the immediate streetscene at two storey height. The roof ridge would also be set down below that of the main roof which would assist in maintaining the appearance of subservience. The extension would result in the partial loss of the gap between dwellings however it is noted that other properties have been developed to the side at first floor height and therefore no uniform pattern of spacing between properties currently exists . On balance, for this reason the extension is not deemed to result in harm to the pattern of development and character of the area. It is also noted the materials would be in keeping with the host dwelling. The alterations to the garage would not be visible from the public realm and are not deemed to result in any impact to the character of the area. The porch would be set back from the highway and would be a modest addition to the front elevation, similar to other porches in the immediate area in appearance.
- 7.6 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 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

- 7.7 To the north of the application site is no 24 Westbourne Avenue - the two storey extension would be located away from this boundary and would not result in any impact to no 24. The porch would be sited adjacent to this side boundary towards the front however this would only project by 2 metres and would not result in any overshadowing to no 24.
- 7.8 To the south of the application site is no 20 Westbourne Avenue. This property has a

window to the side elevation at ground floor level which serves a pantry. This window would be impacted by the proposed extension however this would not serve a habitable room and the window faces north. On balance this would not result to loss of light to a main room and the impact is not deemed to result in material harm so as to justify a refusal on this basis. A first floor rear elevation window would be proposed to the rear elevation of the extension however the existing building line of no 20 would screen views from this window.

7.9 There are no properties to the rear of the site.

7.10 To the west of the site on the opposite side of the road are No's 9 and 11 Westbourne Avenue. There would be approximately 30 metres separating the properties and the extension would not allow for any harmful views towards these properties.

7.11 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7.12 The extension would result in 2 additional bedrooms and there would also be a loss of the garage space. Three parking space could be provided for on the front driveway which would meet the required parking allocation.

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00841

(A) 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:

22067 / 03 Rev D PROPOSED FLOOR & ELEVATIONS, LOCATION
AND BLOCK PLANS
DESIGN AND ACCESS STATEMENT AUGUST 2022

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.