
Site Address:	10 Kingsey Avenue, Emsworth, PO10 7HP		
Proposal:	Extension to outbuilding with external air conditioning unit		
Application Type:	Full Planning Permission		
Application No:	APP/22/00859	Expiry Date:	31/10/2022
Applicant:	Mr Hynes		
Agent:	Ms Sarah Roberts	Case Officer:	Joseph Toole
	Critchley Architecture and		
	Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Kingsey Avenue, Emsworth, is a chalet bungalow located to the north side of Kingsey Avenue within a cul-de-sac. The outbuilding is located to the back of the property previously within the curtilage of 34 Havant Road.

There is a TPO tree within the boundary of No.11 Kingsey Avenue.

2 Planning History

APP/11/00092 - Construction of two storey side extension and single storey rear extension., PERM,31/03/2011

APP/13/00224 - Crown reduce 1No. Oak (T1) by 2m from top, north, south and west sectors and 2.5m from east sector to original points remove dead, crossing and epicormic branches; subject to TPO 1395., PERM,26/04/2013

APP/15/00632 - Rear extension to garage., PERM,31/07/2015

APP/18/00061 - First floor rear extension, bay window to front and roof alterations., PERM,12/03/2018

APP/21/00575 - Installation of high fixed frosted window on north elevation., PERM,29/06/2021

3 Proposal

The proposal would involve the extension to the existing outbuilding to be used as an art studio for leisure purposes. The proposed outbuilding would also have an external air conditioning unit.

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)
DM10 (Pollution)

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.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Tree Officer

There is one offsite tree that could be adversely affected by the proposals, and the tree in question is subject to a tree preservation order. However, permission has been granted for its removal. There are no other significant trees onsite or on adjacent land that will be affected by the proposals.

Recommendation:

I raise no objection to the proposals.

Environmental Health

Based on the additional details provided by the agent / applicant, I will assume use of a MUZ-LN35VG2 Outdoor R32 Heat pump Inverter unit, as the outdoor unit. From what I can understand about this product is that the MSZ-LN35VG2 is the indoor unit & the MUZ-LN35VG2 is the external part of the package.

Again based on the above details provided, it is unlikely the unit should cause an adverse noise impact, on nearby residential receptors. However it is a relatively short distance to the nearest neighbouring residential facade, of approximately 15 metres, there is no way of knowing at this time, if there are, for example, any specific low frequency or tonal characteristics or similar, which may potentially cause nuisance to the nearby residents.

If the Local Planning Authority is minded to approve this application, the applicant should be made aware, that were this office to receive any future noise complaints related to the proposed air conditioning plant, the matter would be investigated and could result in the applicant needing to provide some form of acoustic mitigation measures, should an issue be confirmed.

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

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) Trees

- (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 extension to the existing outbuilding would have bricks to match the existing bungalow on the south and west elevations. Furthermore, it would have render and cladding with plain roof tiles to match the existing bungalow. Therefore, the proposed works are considered to be in keeping with the bungalow and character of the area.
- 7.4 There would be modest works to the existing outbuilding therefore it is considered to be in keeping with the character of the area. A condition for the use of the outbuilding to remain incidental to the main dwellinghouse has been recommended.
- 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 The proposed alterations to the existing outbuilding is not considered to have a negative impact upon any neighbouring properties.
- 7.7 With regards to the external air conditioning unit, the Council's Environmental Health Officer commented on the application raising no objection. Therefore, the proposed air conditioning unit is not considered to have a negative impact on neighbouring properties. An informative has been recommended.
- 7.8 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) Trees

- 7.9 The proposed extension to the outbuilding would be located within close proximity to an existing TPO tree, within the curtilage of No.11 Kingsey Avenue. Under reference APP/22/00858 permission was granted for the removal of this TPO. The Council's Tree Officer commented on the application raising no objection.

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/22/00859

- 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 Plan and Block Plan - 22068-101 A
Proposed Floor Plan - 22068-401 B
Proposed Elevations - 22068-501 B
Air Conditioning Details - Product Information

Reason: To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.