
Site Address: 5 Westgrove Gardens, Bridge Road, Emsworth, PO10
7DR
Proposal: Demolish existing first floor balcony, first floor extension, new balcony
and roof conversion
Application No: APP/21/00984 Expiry Date: 19/10/2021
Applicant: Mr Forfar
Agent: Mr Spivey Case Officer: Julie Terzoudis
PWP Architects
Ward: Emsworth
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Westgrove Gardens is a terraced property set on the junction of Bridge Road and Havant Road. The boundaries to the site - on the public highways consist of 1-1.8metre high walls. A private right of access exists over the site to get to 5-8 Westgrove Gardens and the front and rear entrances to Nos 1-4 Westgrove Gardens . The private amenity area for the application site largely is provided to the front of the dwelling. A large single storey flat roofed garage is located in the south western corner of the site and is set against the boundary walls. The site lies within flood zone 3, and is in close proximity to Emsworth Conservation Area, which lies to the east.

2 Planning History

None

3 Proposal

The proposal is to demolish existing first floor balcony, first floor extension, new balcony and roof conversion. Amendments to this application have been to this application to address concerns raised by officers and to address comments made by neighbours relating to the private right of access.

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)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

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 response

Councillor Lulu Bowerman

No response

Councillor R Kennett

No response

Engineering/Drainage

No Objection to amended plans

Environment Agency

No response

Landscape Team, Havant Borough Council

No Objection

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 7

During the first round of public consultation, the following representations were received - 3 objections, 1 neutral and 2 support. Following amended plans being submitted the following representations were received 1 objection, 1 neutral and 1 support (from the same properties as the initial consultation)

Comment	Officer Comment
* Highway safety - Impact on private right of access 1. The covered in access path for the existing terrace of nos 1-4 will be very dark at night in particular and residents will be "hemmed in" when using it. As a result we will be vulnerable to possible intruders and trips /falls on slabs in existence. 2. The height of the planned cover over access will make it difficult for occasional deliveries of bulky building materials . Also equipment eg ladders for workmen or window cleaners. * Design, appearance and layout 1. The appearance of the modern design of the proposed building is in no way linked with the older existing properties and will take away the natural look of an attractive row of terraces. Due to the size of the conversion, access to our front doors will be more confusing than it is now for deliveries 2. The layout of the proposed building will intrude on the border of number 4, possibly the access path for nos 6,7 & 8 and we will lose the attraction of a previously well cared for garden on either side of the path. 3. I trust that the planners considering this application will consider the fact that this is a flood area and will advise accordingly. * Effect on daylight, privacy and outlook 1. A large amount of daylight will be blocked from No 4 due to the angle of the proposed property and extension of roof line 2. The extended roof will block late morning sunlight from my property - 3. The open proposed balcony will take away any privacy for front gardens of all houses in the terrace 1-4. While the current appearance of a "building site" on the surrounding land has been a significant eyesore for 3 yrs I hope the tumbledown wall and original garages will be removed. .It	Private right of access is not a material planning consideration As above Considered under section 7 Considered under section 7

would be very inconvenient if the area there with entrance to our access was minimised. Due to the lack of consideration of the council to enable us to have parking permits it is essential to have car access for very limited periods while waiting for permanent parking space or to load and unload cars.	
The site is in flood zone 3, concerned that the development would increase flooding - note that the plans have been amended so that the proposed path is at the same height as existing	Considered under section 7
The Amended Site Plan (added on the 22nd December) shows an additional wall 400mm high which approximately follows the line of the part demolished garage wall. We would make the following comments: 1. At 400mm high this constitutes a severe trip hazard and needs to be at least a metre in height in order to avoid this. 2. If the purpose of this wall is to alleviate the risks of flooding as outlined in our previous correspondence then, taken in isolation without the retention of the falls generated by the current height of the footpath, not only will it be ineffective but it will channel flood water directly into the gardens of No's 1-4 Westgrove Gardens and the rear gardens of No's 5-8 Westgrove Gardens. It will, however, prevent flood water from getting into the front garden of No 5 which is 'to be created'. Whilst it is appreciated that efforts are being made to solve the potential flooding situation this proposed solution, if that is the correct intention, could make the situation worse	Considered under section 7
Support: As someone who frequently drives in and out of Emsworth i cannot fail to notice the eyesore that is the end of terrace house at 5 Westgrove gardens, with its half demolished garages and derelict buildings.	Noted

This corner as a visual approach in and out of the village and to locals and visitors on the millpond is in desperate need of rejuvenation and the Council should welcome any upgrading of the land.	

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) Impact on flooding

(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 proposed development involves a first floor extension with attached first floor balcony on the south eastern elevation of the property. Due to the angled nature of the layout of the application site, and neighbouring properties the proposal would be visible from the surrounding roads. The immediate and surrounding area is defined by a variety of dwelling types, which have a variety of additions, and the use of differing materials, comprising brick work and cladding. The proposed size, scale, massing and design of the proposal would be read against the context of neighbouring properties and as such it is not considered that the development would have a significant adverse impact on the character and appearance of the property or area. The use of cedar timber cladding is not considered to be out of keeping, as part of the wider terrace, of which this application site forms part of, cladding has been used.

7.4 The proposed garage, to be located in the south western corner, will result in the demolition of the existing sprawling single storey flat roofed structure. The proposed design of the garage will be simple pitched roofed garage, using brick work to match the existing dwelling. This proposal is considered to improve the character and appearance of the area, as will remove the existing structure

7.5 Overall the design and appearance of the proposal is deemed appropriate in context to the main building and the area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). 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

7.6 The development would move built form closer to the angled boundary with the terrace

of dwellings 1-4 Westgrove Gardens. The layout of these dwellings is such that the development would be adjacent to the long front gardens of these properties, with these neighbouring properties also benefiting from rear gardens. Correspondence has been received from neighbouring properties that both the front and rear gardens are equally used, at different times of the day in order to enjoy the amenity area that is more tranquil. However when considering the impact on the amenity of neighbouring properties, consideration must be given to the existing situation on site. An existing longer balcony exists on the side elevation, which currently provides unfettered views across the neighbouring front garden areas of these adjacent properties Westgrove Gardens. The development does bring the built form closer to the boundary, however the balcony is smaller in nature, and a glass obscure side privacy screen is proposed on the side of the balcony, to prevent direct views into the neighbouring properties front windows. As such the views available over the front garden areas will be similar. In overall conclusion on this matter the Local Planning Authority must have due regard to the existing situation when coming to a recommendation, it is considered that given the existing overlooking relationship, that the development would not result in significant additional loss of privacy to justify a reason for refusal on this matter, subject to the imposition of the privacy screen for the northern part of the balcony.

- 7.7 Concerns have been raised that the development would result in loss of sunlight/daylight to the neighbouring properties of 1-4 Westgrove Gardens. The development would result in some loss of sunlight in the afternoon hours, however as highlighted above, the neighbouring properties benefit from extensive front and rear gardens. The development would result in some limited loss of sunlight/daylight, however as these areas are not the main private amenity areas, which are the rear garden, it is not considered that a reason for refusal on this matter can be justified.
- 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).

(iv) Impact on flooding

- 7.9 The site lies in flood zone 3, the application proposes no additional residential accommodation at first floor. Concerns were raised by neighbouring properties that the proposed reduction in ground levels would make the flooding situation worse. Following concerns raised by the drainage officer, the application has been amended to retain the existing path at its current level. The level from the existing path to the underside of the proposed extension will be 2050mm. The drainage officer has raised no objection to these revised plans.

(v) Other matters

- 7.8 A number of representations have raised concerns regarding private right of access to 1-4 Westgrove Gardens, private rights of access are not material planning considerations.

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/21/00984

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:

LOCATION AND BLOCK PLAN 1000A
SITE PLAN 1150 REV C
EXISTING & PROPOSED FLOOR PLANS 1100 REV B
PROPOSED ELEVATIONS 1210 REV C
GARAGE ELEVATIONS 1250 A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted materials schedule dated 14th January 2022 and hereby approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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 any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the privacy screen on the northern elevation of the balcony in the floor on the north east elevation (for the purposes of clarity it is annotated on drawing 1210 rev: C as 'sand blasted glass for privacy) 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.