
Site Address:	50 Selangor Avenue, Emsworth, PO10 7LT		
Proposal:	Single storey outbuilding attached to existing dwelling.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00869	Expiry Date:	23/11/2022
Applicant:	Mr Z Broad		
Agent:	Mr S Bromley	Case Officer:	Lewis Ford
	Stephen Bromley Associates		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 50 Selangor Avenue, Emsworth, PO10 7LT.

The site is in Character Area 4 of the Emsworth Neighbourhood Plan. The area is predominantly residential in nature and includes terraced and semi-detached properties from the late-nineteenth to mid-twentieth centuries. The site, itself, includes a 1960s, semi-detached, bungalow on the southern side of Selangor Avenue. Previously, the dwelling did not differ greatly from the locality in terms of design, style, and tenure. However, the bungalow is currently being modified and extended as approved through Planning Permission ref. APP/22/00097. Upon completion, the bungalow will include “cream white” horizontal cedar boards on its gable wall and rear dormer, along with “buttermilk” k-render on its ground floor external walls.

2 Planning History

HWU/04766/5 – PERMISSION in July 1957 for the erection of 2no. bungalows on Plots 12 & 26.

HWU/04087 – REFUSAL in February 1956 for the use of land for residential development.

HWU/03683 – REFUSAL in July 1955 for the use of land for residential development.

HWU/04302 – PERMISSION in June 1956 for the use of land for residential development.

HWU/04351 – PERM in June 1956 for the use of land for residential development.

HWU/04766 – PERM in January 1959 for the layout of land for 39 building plots.

APP/21/01318 – PRIOR NOTIFICATION WITHDRAWN in January 2022 for single storey development extending 4.3 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 3.5 metres and an eaves height of 2.8 metres.

APP/22/00097 – PERMISSION in July 2022 for a single storey rear extension including render to all ground floor walls, and loft conversion including hip-to-gable roof extension and rear dormer

3 Proposal

Single storey outbuilding attached to existing dwelling.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS19 (Effective Provision of Infrastructure)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

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

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor J Thain-Smith - Emsworth

No comments received.

Councillor L Bowerman - Emsworth

No comments received.

Councillor R Kennett - Emsworth

No comments received.

Southern Gas Network

No comments 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

This planning application was publicly consulted on between 03 and 25 October 2022. However, due to technical issues, the public consultation was extended to 10 November 2022. During this time, no neighbour comments were received.

7 **Planning Considerations**

- 7.1 The construction of the proposed outbuilding has already commenced, but is not yet finished, on site despite formal planning permission not being granted. The start of construction is not a material planning consideration. Instead, it is considered that the main issues arising from this application, whilst having due regard to the relevant policies in the development plan, are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Utilities

- (i) Principle of Development

- 7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

- (ii) Impact on Character of the Area & Appropriateness of Design

- 7.3 The proposed development would include the construction of a long rectangular outbuilding which would comprise two rooms used for storage and a gym. The outbuilding would be connected to the existing garage. Due to the construction of the recently permitted single storey rear extension (see ref. APP/22/00097), the outbuilding could be accessed internally from the main house via the existing garage. The outbuilding, itself, would include a mono-pitched roof and would comprise a depth, width, lower eaves height, and maximum height of approximately 17.85m, 3.00m, 2.20m, and 2.80m respectively. In terms of materials, the outbuilding would include roof tiles and white UPVC windows to match the existing dwelling, along with rendered external walls to match the recently permitted single storey rear extension (see ref. APP/22/00097).

- 7.4 The outbuilding would be read as an elongated extension to the existing garage which, due to the recently approved single storey rear extension, is connected to the main dwellinghouse. Given the above, the outbuilding would indirectly be seen as an extension to the main dwellinghouse and would not accord with the recommendations of the Havant Borough Design Guide SPD. Nevertheless, it is acknowledged that a similar elongated structure could be delivered under Schedule 2, Part 1, Class E of the GPDO if the outbuilding was detached from the existing garage, and was built out with either a flat roof or a lower angled mono-pitched roof.
- 7.5 Moreover, it is considered that, in this instance, the design and mass of the proposed outbuilding would not be unacceptable in the context of the application site. This is in recognition of; the fallback position of the GPDO; the generous amenity space in the rear garden; and that the neighbouring property to the west (No.48) has also constructed elongated outbuildings along the same boundary, albeit approximately 6m shorter than this proposal. In light of the above, it is considered that the design and mass of the proposed outbuilding would not warrant a justifiable reason for refusal against Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and/or Policies D1 and D2 in the Emsworth Neighbourhood Plan.

(iii) Impact on Neighbouring Properties

- 7.6 The Havant Borough Design Guide SPD states that householder developments must not result in an adverse impact on the amenity of neighbouring properties. The proposed outbuilding would be approximately 8m from the southern rear boundary and would be flush with the western side boundary with No.48 Selangor Avenue. The outbuilding would include 2no. double doors and 2no. windows on its eastern side elevation, along with 1no. window on its southern rear elevation. It is accepted that the proposed outbuilding would increase activity in the rear garden. However, given the separation distances and the existing boundary fence heights, it is unlikely that the outbuilding would lead to a level of overlooking and/or loss of privacy to neighbouring properties which would warrant a justified reason for refusal. In addition, the neighbouring western property (No.48) has also constructed outbuildings along the same boundary and so there is no concern in terms of overshadowing and/or loss of light.
- 7.7 The outbuilding would be used for storage and as a gym. These uses are “incidental” to the enjoyment of the main dwellinghouse and so are considered acceptable. However, in this instance, it is considered necessary and reasonable to include a planning condition to prevent the outbuilding from being used in the future for any non-incidental uses (i.e., commercial, industrial, and/or as a separate unit of residential accommodation etc.). This is because of; the size of the proposed outbuilding; the limited parking on site; the proximity to neighbouring properties; the potential to separate the outbuilding from the main dwelling in the future; the internal connection to the main dwelling via the existing garage; and the recent enforcement investigations regarding activities and works on site.
- 7.8 During the site visit, it was noted that the Applicant is currently constructing a pergola over a recently constructed pond in the area between the outbuilding and the rear boundary fence. The Applicant has been reminded that the pergola must not be any higher than 2.5m from ground level, otherwise formal planning permission will be required.

- 7.9 Consequently, it is considered that the outbuilding would only have a limited and an acceptable impact on neighbouring properties – and therefore not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011 – if the use remains incidental to the occupation and enjoyment of the main dwellinghouse. Notwithstanding the above, it is noted that no letters of objection have been received in relation to this planning application.

(iv) Utilities

- 7.10 The site is in the High Pressure (HP) Pipe 300m buffer zone in the Southern Gas Network (SGN). In addition, it is likely that Southern Water will require a formal application for any new connection to the public foul sewer to be made by the Applicant and/or Developer. Although no comments have been received from either Southern Gas and/or Southern Water, standard informatives have been included on the Decision Notice (DN) in recognition of the SGN and sewerage infrastructures.

8 Conclusion

- 8.1 On balance, it is considered that the scale, siting, and design of the proposed development would have an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval subject to appropriate planning conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00869 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

(Published 07 September 2022)

Block Plan

(Published 07 September 2022)

Drg No: 11988-1F – Proposed Floor Plans and Elevations

(Published 07 September 2022)

Reason: To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match in type, colour and texture, to 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.

- 3 The outbuilding hereby permitted shall be used only for purposes incidental to the occupation and enjoyment of the main dwellinghouse. The outbuilding shall not be used for any business, commercial, or industrial purposes whatsoever, and it shall not be used as a separate unit of residential accommodation.

Reason: In the interests of the amenity of the area and having due regard to Policies CS16, CS19, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.