
Site Address: 3 Wensley Gardens, Emsworth, PO10 7RA
Proposal: Changes to external elevations and replace flat roof with pitched roof.
Application Type: Full Planning Permission
Application No: APP/22/00457 Expiry Date: 27/06/2022
Applicant: Mr & Mrs Holly
Agent: Mr Elstone Case Officer: Denise Sheath
Brian Elstone Surveying
Services Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Wensley Gardens, Emsworth, is a two storey detached property constructed with red/brown brick with a hung tiled roof. The property has brown hung tiles to sections of the first floor elevations. The property has an open laid to lawn frontage with a dropped kerb and hardstanding leading the attached garage along the eastern elevation and front entrance to the property. The boundary treatment along the eastern and western side boundaries consists of 1.8m wooden fencing, with an approximately 2m hedge to the rear and partially to the rear eastern boundary. The

2 Planning History

None relevant

3 Proposal

Changes to external elevations and replace flat roof with pitched roof.

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)

Submission Version Havant Local Plan

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

Not Required

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: 10

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

(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 proposal is to replace the flat roof of the attached garage to the eastern side elevation of the property with a pitched roof with gable end, the proposed roof would extend approximately a further 1m forward than the external wall of the principal elevation to form a front canopy. The pitched roof alteration to the garage would be visible from the public realm, the site is open to the front, with the property set back approximately 10 metres from the highway with the street scene being diverse in nature. It is considered the proposed garage roof alteration would be in keeping with the roof design of the main dwellinghouse enhancing the external appearance of the property.

- 7.4 The second element of the proposal is to alter the materials for the external elevations of the property. The existing brick and tile hung elevations at first floor level are proposed to be clad with Cedral cement board cladding in the colour of C05 Shark Grey, the brick work to the ground floor elevations of the property is proposed to be render coated white in colour. Upon a site visit to the property, it was noted that the streetscene has mix of materials and colours in the form of tile hanging, cladding, painted render coating and face brick work. It is not considered that the proposed material alterations to the elevations of the property would have a harmful impact upon the character and appearance of the streetscene.
- 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). 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 property which would primarily be impact by the proposed development is the neighbouring property to the east (No.2 Wensley Gardens). It is acknowledged there would be an impact on the west facing windows of this neighbouring property, these ground floor facing windows serve the lounge, ding room and study, it is noted that the west elevation windows for the lounge and study are secondary windows with the lounge served by bi-folding doors facing the rear garden and the study is served by a further window facing the front. There is a west facing dormer within the roof slope of this neighbouring property which serves a bathroom. Although the proposed roof alteration would have the greatest impact upon the dining room window it is not considered that the impact would be so great as to constitute a defensible reason for refusal.
- 7.7 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.

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/22/00457 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 - Drawing No. 1456/001 - Received 02 May 2022
Existing Elevations - Drawing No. 1456/004 Rev A- Received 02 May 2022
Existing Ground Floor Plan - Drawing No. 1456/002 - Received 02 May 2022
Proposed Elevations - Drawing No. 1456/005 Rev A - Received 02 May 2022
Proposed Ground Floor Plan - Drawing No. 1456/002 - Received 02 May 2022
Confirmation of Materials to be used - Email dated 07 July 2022

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.