
Site Address:	6 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Extensions to the front, side and rear with render and cladding.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00551	Expiry Date:	23/07/2022
Applicant:	Aniscenkovas & Gunaratnam		
Agent:	Mr Barker	Case Officer:	Tina Pickup
	AVLTD : Architecture : Visualization		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached dwelling located on the south side of Westbourne Avenue. It is set within a modest plot with relatively large open frontage that is graveled for the parking of at least 3 or 4 cars. The dwelling is constructed of buff bricks with a dark tile hanging at first floor on the front elevation beneath a dark tiled fully hipped roof. There is a 1m brick wall to the road frontage, and a low close boarded fence on the eastern boundary where there is also a detached flat roofed garage set back in line with the rear elevation.
- 1.2 No 8 to the east is a substantial detached two storey dwelling having a main double bay window outlook towards the application site, but the separation between dwellings is some 12m. No 4 to the west is set closer, approximately 3m, and has been extended in the past such that it has a two storey rear projection at its western end and a single storey extension at its eastern side closest to the application site, as well as a conservatory. As a result its first floor rear window closest to the application site is already set back with limited light and outlook.
- 1.3 The site is flat and lies outside any current flood zone. The character of the area is predominantly detached two storey dwellings set in spacious and verdant surrounds, of a mix of architectural ages and designs.

2 Planning History

APP/12/00767 - Application for Certificate of Lawfulness relating to replacement of sunroom with single storey rear extension., PERM,28/09/2012
APP/16/00810 - Two storey partial front extension with cat slide roof; two storey rear extension; single storey rear and side extension., PERM,27/10/2016

3 Proposal

- 3.1 Extensions to the front, side and rear with render and cladding.
- 3.2 Planning permission APP/16/00810 was not implemented and has now expired. This application is for a very similar development, with some minor changes. Previous amendments to comply with the 45 degree code have been retained; a cat slide roof has been added above the garage; the front projection has become 1m longer and about 0.75m higher; additional roof lights are now proposed.

- 3.3 As a result the proposal involves a two storey partial front extension 3m deep by 7m wide with cat slide style roof above a porch; a single storey side extension to the east, having a width of 3.3m (to create an integral garage) with cat slide roof above linking to the main roof; and a two storey side and rear extension to the west, with a single storey infill across the rear linking to the back of the garage. The western two storey element follows the existing eaves line with lower ridge and has a chamfer corner to meet the 45 degree code.
- 3.4 It is proposed to use plain tiles to match the existing roof, but elevations would be a mix of render and cladding, with grey aluminium windows.

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)
DM13 (Car and Cycle Parking on Residential Development)

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)

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

5 Statutory and Non Statutory Consultations

County Ecologist

Thank you for consulting me on this application.

The application is not accompanied by any ecological information. I have therefore carried out my own non-exhaustive desk-based assessment using the application documents, online sources and GIS mapping. Whilst I would not expect the site to be of significant ecological value, the existing buildings may offer potential for protected or notable species, especially roosting bats and nesting birds. The proposals will entail the removal of roof materials as well as sections of hanging tiles. In my view there is a reasonable likelihood of these features supporting protected species. The submitted 'Preliminary Ecological Appraisal' does not constitute a robust ecological assessment: it is unclear who undertook this assessment or what their qualifications are to determine that there are no protected species issues.

I would recommend that the applicant commissions Preliminary Ecological Appraisal of the site: this should include an assessment of the potential for the site to support protected species, to be provided by a qualified ecologist. The Chartered Institute of Ecology and Environmental Management (CIEEM) (www.cieem.net) holds a database of suitably qualified ecologists.

A Preliminary Ecological Appraisal will determine whether there is any evidence of protected species or whether the site offers habitat suitable for supporting protected species, and whether the proposed works are likely to result in impacts to those habitats or species. Unless the qualified ecologist is able to conclude that there is no reasonable likelihood of protected species being present (due to negligible potential) or that if present they are not to be impacted by the works, it is likely that further ecological survey work (Phase 2 survey) will be required prior to determination of the application. The results of any further surveys should be used to provide an assessment of the likely ecological impacts of the proposed works and to inform any mitigation, compensation and enhancement measures.

NPPF, Circular 06/2005 and Natural England Standing Advice on Protected Species, require that planning decisions are based on full, up-to-date ecological information and it is essential that all necessary survey, assessment and mitigation information is available to the LPA prior to determination, particularly in the case of protected species, which are a material planning consideration. This will enable the LPA to determine the application on the basis of full knowledge about the ecological impacts of the proposal and to ensure that any impacts can and will be mitigated, and are acceptable.

Officer Comment:

The existing dwelling is well maintained, intact & occupied. There are no identified SINCs or ecological constraints nearby. We do not normally consult Ecology Team on householder extensions, this consultation was sent in error. Given no ecological survey was required with the recent approval for almost identical extensions under APP/16/00810, and the property displays no obvious signs of cracks suitable for bats, then it is not considered necessary to request this information.

Southern Gas Network

None 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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) Impact on residential amenity
- (iv) Parking
- (v) CIL

(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 would involve a complete overhaul and renovation of the dwelling with extensions, modernisation and alterations to the external appearance of the dwelling in the streetscene. The materials are to be changed to render and weather board cladding, with grey aluminium windows. The site is not within a Conservation Area and the proposed change to a more contemporary designed dwelling is not visually inappropriate to this mixed area.

7.4 The use of the hipped roof and cat slide above the garage maintains a sense of space about the property at roofline, and with the separation to side boundaries achieves a development that is considered appropriate to the spacious context of the site.

7.5 Overall the design and appearance of the proposal is deemed appropriate in context to the mixed character of the road, 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) Impact on residential amenity

7.6 The proposed single storey side extension with cat slide above would bring the development closer to the eastern boundary - but the scale of development with roof sloping away minimises the height and bulk. A first floor roof light is proposed in this roof slope, which has been confirmed as being set above a finished floor level of 1.7m to avoid any overlooking or privacy impacts. Whilst number 8 does have main windows with an outlook over this eastern elevation, the resultant separation of some 8.5m is considered sufficient to avoid any harm arising from loss of light, overshadowing, loss of outlook or privacy etc.

7.7 With respect to the proposed alterations to the western side, number 4 has an already compromised first floor window by virtue of their own extension. The proposed two storey side extension could result in a tunnelling effect further affecting the light available to, and outlook from, this window. Hence when APP/16/00810 was determined the 45 degree code was applied and a chamfered corner added, and the ridge lowered through use of a 'crown top', to reduce the impacts and to comply with the Design Guide SPD.

- 7.8 The height and design, including chamfered corner feature, is as previously approved. Three roof lights have been added in the western roof slope, which are above ceiling height and serve bathrooms only - preventing any overlooking issues. Nothing has changed since 2016 in terms of local context or significant policy changes (just the introduction of the Emsworth Neighbourhood Plan), and the development continues to comply with the 45 degree code.
- 7.9 The proposed front extension on this western side has got slightly larger, but is still appropriately scaled to the overall dwelling design concept to create an interesting front facade. The forward projection aligns with number 4's front extension and the nearest first floor window in number 4 is obscure glazed. A high hedge in the control of the applicant provides front screening between the sites.
- 7.10 Overall, it is considered that the proposal will not appear overbearing or lead to overlooking or loss of outlook, 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

- 7.11 The proposal results in a 4 bedroom dwelling which necessitates 3 on site parking spaces plus secure cycle storage. The site can readily accommodate these spaces without reliance on the integral garage, (which is substandard in size) and does not therefore need to be conditioned to be retained for the parking of cars. Overall adequate parking can be provided on site and the development is considered compliant with the Parking SPD 2016.

(v) CIL

- 7.12 The proposed extensions exceed 100sqm and are therefore CIL Liable. The net gain in floor space amounts to 111.80 sqm resulting in a CIL contribution of £16,570.36. However self-build exemption has been claimed. The Draft Liability Notice has been sent to the agent.

8 Conclusion

- 8.1 It is considered that the scale, siting and design of the proposal would have limited and acceptable impact on the street scene and neighbours amenity, 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/22/00551 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 Plan Drawing Number 1245_01
Proposed Site Plan Drawing Number 1245_06
Proposed Plans Drawing Number 1245_11
Proposed Elevations Drawing Number 1245_13
Proposed Roof Plan Drawing Number 1245_14

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.