
Site Address:	24 Wensley Gardens, Emsworth, PO10 7RA		
Proposal:	Proposed two storey front and rear extensions.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00431	Expiry Date:	12/07/2022
Applicant:	Bond Webster		
Agent:	Mr C Clements	Case Officer:	Graham Speller
	Downland Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on a corner position on Wensley Gardens and is occupied by a detached two storey dwelling house.
- 1.2 The surrounding area is residential in character with properties of varying styles and design with the adjacent property at No. 25 being a chalet bungalow.

2 Planning History

- 2.1 There is no relevant site history.

3 Proposal

- 3.1 Proposed two storey front and rear extensions.
- 3.2 The proposal was amended during the course of its consideration in that a proposed first floor side element to the eastern side has been deleted. Reconsultation was carried out.

4 Policy Considerations

National Planning Policy Framework 2021
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

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: 2

Two letters of objection raising the following issues:

- Would block access to light and cast significant shade on property
- Close proximity of double height section would be oppressive and reduce direct light to rooms
- Proposal to create a solid brick wall beyond existing footprint is unacceptable
- Currently carport and boundary is designated by fretwork blocks allowing western light through to rooms and view down Wensley Gardens
- Fretwork is characteristic feature of original estate plan
- Properties would be much closer proximity than is typical of the rest of the estate
- Property will be devalued
- Significant concerns regarding construction process
- Would be over development and out of keeping with the immediate neighbourhood and adjacent housing
- Both the new west and east facing elevations will be oppressive, particularly to neighbouring properties
- Main roof extensions will reduce light to both the properties to the west and east
- Extended rooflines will have a detrimental impact on the natural daylight to habitable room windows
- Extending property to the east will bring it in very close proximity to the neighbouring property with resultant loss of amenity and light
- Planned white rendering to walls will contribute to the overbearing nature of the proposed development

- If any final planning approval is given request constraint on additional windows in the west facing elevation

Amended scheme

Two further letters of representation raising the following issues:

- Note the proposed revision to the eastern elevation which is an improvement, in all other respects, concerns remain
- Loss of light from extended solid brick wall is a concern
- Concerns about the construction process and associated impact on property security and access, given the close proximity, remain
- Whilst we recognise the reduced development over the existing garage, all of our objections still apply to the revised plans
- Concerned about the proposed extensions to the existing roofline on both north and south sides of property

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) Parking

(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 As noted above, the proposal has been amended during the course of its consideration in that a proposed first floor element to the eastern side is no longer part of the proposals thereby maintaining a space at first floor to the neighbouring property, No.25.

7.4 The proposal would completely transform the appearance of the existing dwellinghouse, however, as noted above, there are a variety of styles and design in the immediate vicinity and various materials and the remodelled house would not be out of place in this context.

7.5 Whilst the scale and massing of the dwelling house would increase as a result of the proposed development, it is considered that the existing plot could accommodate the extended dwelling house and would not result in any adverse impact on the character of the area or the visual amenities of the street scene. Whilst the proposed rendered finish would be different to the appearance of other dwellings on this residential estate, as noted above, there is some variety in the use of materials and, as such, the external materials finish is considered acceptable.

- 7.6 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

- 7.7 Concerns have been raised regarding the proximity of the proposed development to adjoining properties, however, as noted above, the proposed scheme has been amended during the course of its consideration in that a proposed first floor element to the eastern side is no longer part of the proposals thereby maintaining a space between the host dwelling and the neighbouring property at No. 25. It is also noted that an existing side window in the eastern elevation would be removed thereby increasing privacy to the adjacent dwelling house.
- 7.8 Concern has also been raised regarding the loss of the fretwork blocks to the existing car port which would reduce light entering the adjacent property. It is acknowledged that the adjacent property at No. 25 does receive 'borrowed light' as a result of the existing fretwork blocks that allows light to permeate through. However, the existing fretwork blocks could be blocked up without requiring planning permission and it is not considered that permission can be refused on grounds of 'borrowed light' through an existing wall.
- 7.9 The application property is set well off No.20 to the west with a road between, any additional impact on this property is considered limited and acceptable, the existing first floor window is replaced by a window of similar size.
- 7.10 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) Parking

- 7.11 The proposals would not increase the number of bedrooms and adequate parking provision would be retained.

8 Conclusion

- 8.1 The scale, siting and design of the proposal (as amended) would have limited and acceptable impact on the neighbours and the character of the area 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/22/00431 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:

2203 - 02.5 - LOCATION AND BLOCK PLAN

2203 - 02.1 [1:50] - PROPOSED GROUND FLOOR PLAN

2203 - 02.2 [1:100] - PROPOSED GROUND FLOOR PLAN

2203 - 02.3A - PROPOSED FIRST FLOOR A3

2203 - 02.4A - PROPOSED ROOF PLAN A3

2203 - 03.1A - PROPOSED ELEVATIONS

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.