

Recommendation: **GRANT PERMISSION**

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

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

Councillor Julie Thain-Smith

No comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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) Effect on neighbouring properties
- (iv) Flood risk
- (v) 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 The main proposal relates to alterations and extensions to the rear garage area in particular to increase the size of the store building. The existing garage is brick but would be clad in Cedar cladding. The existing rear store would be demolished. The works would result in a single building with a consistent ridge height and materials. There would be an increase in the height of the building with a new ridge line provided, however, it would remain single storey. The building would retain a front garage area and provide a replacement rear store. Roof lights are proposed to the southern roof slope providing additional light to the garage and store.

- 7.14 There are some minor fenestration changes proposed to the north elevation including the removal of a ground floor window. The internal layout of the dwelling would include an altered staircase position.

- 7.15 The garage/store is located to the rear of the dwelling and set well back from Westbourne Avenue, it is not considered that the development would have a significant impact on the visual amenities of the locality

- 7.16 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

- 7.4 The main impacts in relation to neighbours would be to No.12 Westbourne Avenue to the south and 16 to the North.

No.12

The boundary to No.12 is set off the garage and store. Whilst there would be windows and doors facing No.12 in the outbuilding, these would be set well off the common boundary and at single storey height. It is not considered that the proposed development would have a significant impact on the residential amenities of the property to the south.

No.16

No.16 is to the north of the application site and includes a double garage with rear bedroom and sitting room and rooms above. A small bathroom and bedroom window are included in the south facing elevation facing the application property. There is also

a side window to the sitting room which is in the form of a mainly glazed room. These currently face the rear of the existing garage and store. Whilst there would be an element of additional built form from the roof of the altered and extended building this is limited by the roof sloping away from the common boundary, It is noted that the store element will be set marginally further from the boundary than the current store. Overall any additional impact on No.16 is considered limited and acceptable.

- 7.5 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.

(iv) Flood risk

- 7.6 The lower part of the application site is located within flood zones 2 and 3. The proposed area of development is outside the flood risk area. The application confirms that flood risk resilience measures will be incorporated into the development. It is not considered that this domestic proposal would increase flood risk.

(v) Parking

- 7.7 The proposal does not result in any additional bedrooms and no change to parking on site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area. It 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/21/00602

(A) 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

Proposed Block Plan

Existing and Proposed Drawings (Floor Plans) Drawing No. WES_01 Rev D

Existing and Proposed Drawings (Elevations and Section) Drawing Number

Reason: - To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The outbuilding is not a satisfactory position / has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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 dwelling 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.