
Site Address:	6 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Two storey partial front extension with catslide roof; two storey rear extension; single storey rear and side extension.		
Application No:	APP/16/00810	Expiry Date:	30/09/2016
Applicant:	Mr & Mrs Kovas		
Agent:	Mr Barker	Case Officer:	Tina Pickup
	AVLTD : Architecture :		
	Visualization		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached dwelling located on the south side of Westbourne Avenue. It is set within a flat site with a large relatively 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.

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 the first floor window closest to the application site is already set back with limited light and outlook.

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

3 Proposal

As originally submitted the proposal sought permission for a two storey partial front extension 2m deep by 6.5m wide with catslide roof above; a single storey flat roofed side extension to the east with width of 3.3m (to create an integral garage) running the full depth of the property plus 3.5m to the rear where it wraps around the corner for 3m; and a two storey side and rear extension to the west to link with the single storey element. This two storey rear element followed the existing eaves and ridge line and with hipped roof.

During the course of determining the application, amended plans were received chamfering off the two storey rear projection and lowering the ridge line of this projection - all to meet the 45 degree code.

4 Policy Considerations

National Planning Policy Framework

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)

Borough Design Guide SPD, 2011
and Parking SPD 2016

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

5 Statutory and Non Statutory Consultations

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

Summary:

Comment:

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is

considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposals involve a complete overhaul and renovation of the dwelling with extensions, modernising and changing the external appearance of the dwelling in the streetscene. The materials are to be changed to render and weatherboarding, with grey aluminium windows. The site is not within a Conservation Area and the proposed change to the appearance of the dwelling is considered visually appropriate in this mixed area.

The proposed front extension and catslide roof, together with flat side extension are appropriate design finishes for the intended new style of dwelling to be created. Accordingly the proposal is considered appropriate to the already mixed street scene.

(iii) Impact upon residential amenity

The proposed single storey side extension would bring the development closer to the eastern boundary - but being single storey only with a flat roof the height and bulk is minimised. No windows are proposed in the east elevation and as such there would be no additional overlooking to No 8 and the impact on the outlook from their window towards the single storey addition would be acceptable, due to the separation.

With respect to the proposed alterations to the western side, the two storey side and rear projection as originally proposed was considered to create a high and imposing flank elevation adjacent the single storey extension at No 4. The first floor bedroom window closest to the application site already has compromised light due to No 4's own extension, and the proposed extension breached the 45 degree code set out in the adopted Design Guide SPD. In particular the design resulted in a significant tunnelling effect to this first floor window which would have had an overbearing and harmful effect to the outlook from this room. This was exacerbated by the height and bulk of the proposed roof.

Amended plans were therefore submitted overcoming this issue. The 45 degree line was used to dictate the maximum length of the extension and as a result a chamfered corner added to the design. Additionally the height of the roof has been lowered through the use of a 'crown top' and this reduction in height will lessen the tunnelling effect from the affected window.

Now that the proposal complies with the adopted Design Guide SPD then the amended plans comply with policy and are unlikely to materially affect the outlook from the neighbouring property.

(iv) Parking

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 and is therefore considered compliant with the Parking SPD 2016.

8 Conclusion

The amended plans adequately reduce the impact of the rear two storey element on the amenity of the occupiers of No 4 and comply with relevant policy and are therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00810

(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 external materials used shall be as identified on the submitted details 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.

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

Existing and Proposed 1:1250 Location Plans Drawing no. 1166_01 Rev A

Existing Site Plan Drawing no. 1166_05

Proposed Site Plan Drawing no. 1166_06 Rev A

Existing Elevations Drawing no. 1166_12

Existing Plans Drawing no. 1166_10

Proposed Elevations Drawing no. 1166_13 Rev A

Proposed Plans Drawing no. 1166_11 Rev A

Proposed Roof Plan Drawing no. 1166_14 Rev A

45 Degree Plan Drawing no. 1166_20 Rev A

Reason: - To ensure provision of a satisfactory development.