
Site Address:	14 Wensley Gardens, Emsworth, PO10 7RA		
Proposal:	Extension and alteration to provide additional first floor accommodation.		
Application No:	APP/15/00415	Expiry Date:	16/06/2015
Applicant:	Mr Hill	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style property with side dormers and attached flat roofed double garage situated at the end of a cul-de-sac. It has a steep brown tiled pitched roof with tile hanging to the gable and dormers and elevations of red/beige multibrick. The site is level and open to the front with grass and a large area of block paving. There is a 1.8 metre high fence to part of the front boundary with number 15 and a hedge to the front boundary with number 13. The rear garden is mainly laid to lawn with a patio area and shrubs and is enclosed to all boundaries by 1.8 metre high fencing, hedge and wall.
- 1.2 Two storey detached dwellings are to the east, south and opposite the site and Woodlands Avenue is to the rear with properties fronting the opposite side of this road. The area is of low to medium density with a diverse range of detached two storey dwellings and chalet style properties of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the extension of the current pitched roof over the existing flat roofed double garage, providing additional first floor accommodation and incorporating a new front extension to create a car port. The development includes two small pitched roofed dormers and a rooflight to the front, one pitched roof dormer and two rooflights to the rear and a larger dormer to the western roofslope. The eaves height of the development is 2.3 metres with a ridge height to match the existing of 6.8 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comments, although it is recommended condition D45 be added to provide and retain three parking spaces.

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection has been received from one address with the following concerns:

- 6.1 Severe impact on outlook from kitchen and garden due to overbearing effect and close proximity.
- 6.2 Sense of enclosure and being boxed in.
- 6.3 Loss of outlook.
- 6.4 Loss of light.
- 6.5 Adverse effect of sense of space and privacy.
- 6.6 Size of extension will give the sense of encroachment.
- 6.7 Encroachment into neighbouring 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 streetscene
 - (iii) Effect on neighbouring properties

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

- 7.3 The proposal would be visible from the public realm, although the property is situated at the end of a cul-de-sac in a varied streetscene and the current building line is approximately 10 metres away from the highway. Whilst not extending beyond the front (southern) elevation of the existing property, the proposal would result in a distinctive addition, however it is considered to be appropriate in relation to the existing design and streetscene. Although the increase in the footprint of the property is not substantial, the development would result in a sizeable addition to the original volume of the property, however it is considered that this can be comfortably accommodated within the extent of the site. The design and appearance of the extension is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality which is diverse and with a generally well spaced pattern of development.
- 7.4 The proposal will increase the number of bedrooms at the property from three to four, consequently triggering the need for three off road parking spaces to be provided. The current block paved area of the front garden and existing garage adequately meets this requirement.

(iii) Effect on neighbouring properties

- 7.5 Concern has been raised that the location and extent of the proposed extension could be considered to lead to a loss of light and outlook and be overbearing to the neighbouring property at number 15 Wensley Gardens. A site visit was consequently carried out and whilst it was acknowledged there would be an impact on the north facing window of the kitchen/dining room, this room is also served by a further larger window looking on to the rear garden. Therefore it is considered the subsequent impact would not be so great as to constitute a defensible reason for refusal. The application site is offset from the neighbouring property at number 15 which has a minimum distance of 1 metre from the fence and the proposal extends away from the boundary (the nearest point being 1.6 metres and the furthest point 2.4 metres). The extension does not project beyond the building line of the existing dwelling or the property at number 15, there are no windows in any elevations of the proposal which is adjacent to number 15 and the existing dormer facing this property is to be removed. It is therefore judged any loss of privacy would be negligible.
- 7.6 Regarding the point raised about the perceived encroachment, the plans submitted indicate the proposal falls wholly within the curtilage of the application site and this was confirmed at the time of the Officer's site visit. It is considered there is sufficient spacing between the properties to alleviate any perception of encroachment.
- 7.7 The dormer to the west elevation is to be enlarged, therefore there will be no increase in overlooking to the property at number 13 Wensley Gardens which is approximately 6 metres away. The dwellings are well spaced on good sized plots and several other properties in the vicinity already benefit from substantial extensions. The properties opposite and to the rear are in excess of 20 metres from the location of the extension.

It is therefore considered the development would not be intrusive, any perception of overbearing would be nominal and there would be negligible impact on the properties immediately adjoining the site and the surrounding area.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00415 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan
Block plan
Drg No 001 - Proposed elevations and roof plan
Drg No 002 - Existing elevations and roof plan
Drg No 003 - Proposed floor plans

Reason: - To ensure provision of a satisfactory development.