
Site Address:	84 Westbourne Avenue, Emsworth, PO10 7QN		
Proposal:	Part single-storey, part two storey rear extension.		
Application No:	APP/15/00859	Expiry Date:	28/09/2015
Applicant:	Mr & Mrs Sell	Team:	Team 2
Agent:	Mr Hinton	Case Officer:	Richard Nash
	Corinthian Architectural Design		
Ward:	Emsworth		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional character and brick, render and tile finish located within a reasonably sized plot on the east side of Westbourne Avenue, opposite its junction with Elderfield Close. The plot is somewhat unusual in that it is set sideways to the road.

A close boarded fence separates the rear garden of the site from the public highway. The remainder of the frontage to the site is open and partly laid out for parking. Boundary treatments to the rear comprise fencing and established planting. A Mountain Ash tree in the rear garden is visible within the street scene and provides some visual amenity. This tree was previously considered as not being worthy of a Tree Preservation Order. The site is close to the western edge of the urban area, which in this location is predominantly characterised by medium density residential land use.

2 Planning History

APP/10/00328: Two storey rear addition. Withdrawn.

APP/10/00759: Part two storey and part single storey rear extension. Approved but not Implemented.

3 Proposal

The current application proposes a part single storey and part two storey rear extension to the existing dwelling. The proposal is effectively 'handed' from that approved in 2010, in that the single storey element would now be sited on the western 'road' side of the dwelling with the two storey element to the eastern side and thus closer to the neighbouring dwelling.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Supplementary Planning Documents (SPDs) and Guidance

Borough Design Guide SPD (2011)
Residential Parking and Cycle Provision SPD (2010)

Listed Building Grade: Not applicable
Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Development Engineer - Highways: No adverse comments.

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: 9

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: 1

Summary:

Cramped and intrusive development; Proposed scale, form and design out of keeping with character of existing properties within vicinity; Inappropriate on grounds of size and siting in relation to plot; Sub-standard development precedent for similar proposals; Change of character and appearance of properties to detriment of residential amenities of area; Impact on 10 Westwood Close due to overlooking from first floor window and rear door; Size, design and position excessively dominant causing loss of light to 10 Westwood Close; Neighbouring ground level is lower and extension would thus dominate property; Inadequate space around and between buildings, particularly impacting on adequate levels of open space.

Comment:

The planning merits of the proposal are discussed below.

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity

(i) Principle of development

The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria. Furthermore, an extension to a dwelling of this scale and character and in this location would also be acceptable in principle.

(ii) Impact on the application site and locality

Although it has now lapsed, the 2010 approval provides a useful comparison to the current proposal as policy regarding this type of proposal has not changed significantly in the interim. That proposal would have had more impact on the street scene and wider locality than is now proposed, as the two storey element would have been closer to the public highway. The submitted drawings show how the site might accommodate sufficient parking to meet Borough Standards.

The proposed extension would appear as a complementary addition to the dwelling in itself. However, the depth of private rear garden retained as a result of the development would fall approximately 2 metres short of the 10 metres recommended within the Borough Design Guide.

(iii) Impact on neighbouring amenity

The rear elevation of the proposal would face towards 2 Westwood Close to the north. As noted above, the retained rear garden would fall short of current recommendations. However, the overall distance from the proposal to the adjoining dwelling would be approximately 18 metres in total. Given this and the orientation of the plots and buildings within this urban context, it is considered unlikely that reasons for refusal relating to shadowing, overbearing effect, loss of outlook or overlooking to this property could be sustained.

The east side elevation of the proposal would face towards the rear garden and elevation of 10 Westwood Close. The proposal would be much nearer to the neighbouring dwelling in this case – approximately 1.4 metres to the boundary and 12 metres to the dwelling. Furthermore, the two storey element of the proposal would be closest to this dwelling and, in conjunction with the existing structure, would extend across in excess of 60% of the neighbouring garden width. Because of this, the mass of walling and roof in this direction is considered likely to result in an unacceptable degree of impact on the amenities of the neighbouring property in terms of loss of light, overbearing effect and loss of outlook.

There has also been concern over potential overlooking to 10 Westwood Close. A proposed first floor window to the side elevation of the existing dwelling could be provided under permitted development rights. A glazed ground floor door is proposed to the side elevation of the extension – this is not a primary window and its obscure glazing could be controlled by way of a planning condition. It is therefore considered unlikely that a reason for refusal relating to overlooking of this property could be sustained.

The proposed rear extension would be acceptable in principle and would not have a detrimental impact on the character and appearance of the locality. However the proposal would result in a limited degree of private amenity space, to the detriment of future occupiers of the dwelling. Furthermore, due to its siting, scale, bulk and mass, the proposal would result in an unacceptable degree of impact on the amenities of occupiers of 10 Westwood Close, in terms of loss of light, overbearing effect and loss of outlook. The planning application should therefore be refused.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00859, for the following reasons:

- 1 The proposed development would constitute an undesirable over-intensive use of the site, in that it would retain an insufficient degree of private garden space and would thus not provide satisfactory living conditions for the occupants. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document and the National Planning Policy Framework 2012.
- 2 The proposed development would result in an excessive building bulk adjacent to an existing residential property, resulting in a loss of light and an overbearing effect, detrimental to the visual outlook and amenities of the occupier of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.