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|-----------------|----------------------------------------------------------------------------|---------------|----------------|
| Site Address:   | 63 Westbourne Avenue, Emsworth, PO10 7QJ                                   |               |                |
| Proposal:       | Two storey side extension and part single storey side and front extension. |               |                |
| Application No: | APP/14/00806                                                               | Expiry Date:  | 25/09/2014     |
| Applicant:      | Mr Walsh                                                                   | Team:         | Team 2         |
| Agent:          | Mr Bessant                                                                 | Case Officer: | Heather Lealan |
|                 | Jimmy Bessant Architecture                                                 |               |                |
| Ward:           | Emsworth                                                                   |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site is located in residential cul-de-sac in Emsworth which consists of a planned development of residential units all of which are of a similar design and layout with onsite parking provision. The site consists of a two-storey, detached dwelling of brick and tile construction. There is an attached garage to the side elevation and further parking provided on hardstanding to the front of the dwelling. The rear plot is enclosed and is of a reasonable size. The property has already been extended by means of a single storey side extension located behind the attached garage.

## **2 Planning History**

None relevant on Acolaid

## **3 Proposal**

Two storey side extension and part single storey side and front extension.

## **4 Policy Considerations**

National Policies  
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Local Plan (Allocations) 2014

AL1 - Presumption in Favour of Development

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

HBIC

Soprano Pipistrelle bats within 50m. However, these works constitute works to an existing and occupied modern built dwelling house. It is recommended that an

informative is applied advising the applicants of their responsibility to protect protected species.

## **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: 7

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: None

## **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) Effect on the neighbouring properties
- (iii) Effect on the streetscene
- (iv) Highway Implications

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbouring properties

7.3 The neighbouring property that would be closest to the scheme is the dwelling directly to the west of the site. However, it is considered that there is sufficient separation distance from the proposal to the front of this dwelling house. There are no windows within the side elevation which would cause overlooking and permitted development legislation would prevent there being so in the future. It is considered that all other dwellings that are adjacent to the site are set sufficient distance away from the proposal so as not to be impacted to a detrimental extent that would warrant the refusal of this application.

(iii) Effect on the streetscene

7.4 The design appears sympathetic to the main characteristics of the dwellinghouse. It is therefore not considered that the proposal will adversely affect the character of the streetscene. The front elevation is rather busy but then it accords with the appearance of the existing dwelling and the submission of amended plans removing the proposed velux window to the front elevation improves the appearance of the

scheme by reducing the fenestration to this aspect. Pd rights for veluxes within the front roof slope should be removed for this reason.

(iv) Highway Implications

- 7.5 It is not considered that there would be a detriment to highway safety or amenity so long as any permission is conditioned such that 3 parking spaces remain on site.

**8 Conclusion**

- 8.1 It is considered that the proposed two storey and single storey side and front extensions are unlikely to appear overbearing to neighbouring dwellings, result in a loss of light or be detrimental to the visual amenities of the streetscene and is therefore it is considered that the application is in accordance with conditions CS16 and DM13 of the Core Strategy and is therefore recommended for approval.

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**9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00806 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no velux windows shall be constructed within the northern roof slope without the prior written approval of the Local Planning Authority.  
**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Site and Location Plan drwg. no 01 rev A received 12 September 2014

Existing & Proposed Floor Plans drwg. no 02 rev A received 12 September 2014

Existing Elevations drwg. no 03 rev A received 12 September 2014

Proposed Elevations drwg. no 04 rev A received 12 September 2014

**Reason:** - To ensure provision of a satisfactory development.