
Site Address:	4 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Single storey rear extension.		
Application No:	APP/13/01232	Expiry Date:	24/02/2014
Applicant:		Team:	Team 2
Agent:	Mr Lancaster	Case Officer:	Aaron Wright
	Helyer Davies Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within a quiet residential area of Emsworth, to the north of the Town Centre. The site address is a large, two-storey, detached dwelling of brick construction with a pitched tiled roof. To the front of the property is a large gravel driveway, which provides adequate parking for three vehicles and to the west lies an attached, single storey garage.

The rear plot is predominantly laid to lawn and is approximately 40m in length. It is enclosed by a 1.8m high fence, which is marked by a semi-mature hedgerow.

2 Planning History

06/70197/002

Two storey front and rear extension, single storey side extension. Permission 19/06/06

05/70197/001

Two-storey front and rear extension. Refused by committee members 20/7/05. This was refused due to the detrimental impact on the neighbouring property (No. 6 Westbourne Avenue).

05/70197/000

Two-storey front and rear extension and detached garage to the north of the dwellinghouse. Refused under delegated powers 22/3/05. This was refused only on the basis of the detached garage.

3 Proposal

The application is for a single storey rear extension. It would be 7.8m in width, 5.5m in depth and 3m in height. It would be constructed in with matching brick work to the mainhouse and would have a bi-fold doors on the rear elevation. The area will open up to become a 'garden room'. A BBQ will be built into the structure with an external metal flue extending out of the roof. The flat roof is recessed behind a parapet eaves. The roof contains a large sky light and small opening roof light for ventilation of the proposed hot tub. It would have a floorspace of approximately 36sqm.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comment.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 residential amenity
- (iii) Design and appearance

(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 residential amenity

To the west of the application site is No.2 Westbourne Avenue, a large detached dwelling with a rear garden of over 40m. The proposed single storey rear extension would be set back from the shared boundary by 2.5m and would be only 3m in height with a flat roof. It is considered that the proposed development would not adversely affect the residential amenity to the owners/occupiers of No.2.

To the east of the application site is No.6 Westbourne Avenue, a large detached dwelling. The proposed extension would be 5m from the shared boundary with No.6. The side elevation would contain an entrance door and small window. It is considered

that the proposed development would not adversely affect the residential amenity to the owners/occupiers of No.6.

(iii) Design and appearance

The proposed single storey extension is of traditional design and would be in-keeping with the appearance of the main dwellinghouse. It is of an attractive design that would enhance the appearance of the main house. It would not be visible from Westbourne Avenue and as such there would be no harm to the character of the area.

8 **Conclusion**

The proposed development would not adversely affect residential amenity. There would be no harm to the character of the streetscene and is of high quality design. The recommendation is to grant permission subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01232 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 hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement
Proposed Elevations, Floor Plans, Site Plan and Block Plan (Drawing No.13-161/002 Rev A)
Existing Elevations, Floor Plans, Site Plan and Block Plan (Drawing No.13-161/001)

Reason: - To ensure provision of a satisfactory development.