
Site Address:	76 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Removal of existing detached garage. Proposed single-storey rear and side extension with internal alterations and new fenestration to north east elevation.		
Application No:	APP/14/00902	Expiry Date:	29/10/2014
Applicant:	Mr & Mrs Southwell	Team:	Team 2
Agent:	Mr Hinton	Case Officer:	Tina Pickup
	Corinthian Architectural Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the east side of Westbourne Avenue, just north of Wickor Way and is the last bungalow before some more recent two storey dwellings. It is a detached bungalow which forms a line of 3 that were originally of a similar style and aligned side by side. Each have a gable ended front to the street scene with green tile hanging, but the rear have hipped roofs. There is a drive running to the south side of the bungalow with a detached garage set beyond the rear elevation. The boundary treatment to 78 to the north comprises a 2m close boarded fence (and recently a line of high leylandii trees have been removed lowering this boundary); to the south there is an approximate 1.2m high close boarded fence from the end of the No 74 to the applicants garage. The site is level.

The bungalow to the south has a near full width rear extension that is 3m deep having a fully glazed, shallow pitched rear elevation. It is constructed with timber cladding.

2 Planning History

None

Both adjacent dwellings have recent rear extensions:

No 74 - APP/13/00220 - single storey rear extension permission 2/5/13

No 78 - 07/71951/001 - extension at first floor above garage with single storey rear extension. Refused 4/7/07 but allowed on appeal

3 Proposal

The proposal includes a 4.5m deep rear extension that is 1.2m wider than the existing rear elevation such that a 1.5m wide side extension is added to the rear 8.8m of the southern elevation. The eaves of the extension would match the existing eaves of 2.3m high and the rear roof would be hipped back to tie in with the existing roof. The side extension would have a sloping roof, but to keep the height down it would have a flat element.

The side extension would reduce the width of the side drive which would no longer be wide enough for vehicles. The rear garage is also proposed to be demolished.

4 Policy Considerations

National Policies
NPPF

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

Havant Borough Local Plan (Allocations), adopted July 2014
AL1 - Presumption in Favour of Sustainable Development
and The Borough Design Guide SPD, Dec 2011

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

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre - noted that within 50m of site presence of protected Soprano Pipistrelle bats

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) Appropriateness of design
- (iii) Effect on neighbouring properties
- (iv) Other matters

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is

considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

- 7.3 The proposed extensions are to the rear and side and as such it is only the small side extension that is set back some 8m from the front of the dwelling that would be visible from the street scene. This has an appropriate pitched roof that is lower and subservient to the main bungalow, complying with the Design Guide SPD. With matching materials the design and appearance of the extension is deemed appropriate in context to the original bungalow and is therefore considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 Given that the bungalow to the south has a 3m deep extension then the proposed 4.5m extension would only extend 1.5m beyond the rear facade of No 74. With hipped roof minimising bulk, and the orientation, it is unlikely that there will be any overbearing or overshadowing effect on No 74. The recent extensions at No 78 to the north include a single storey rear extension that extends to be approximately aligned with the existing rear elevation of the application site - this extension has a rear window but the room is also served by patio doors in its north elevation. The proposed 4.5m extension would therefore extend beyond the rear elevation of this extension but the eaves height is only 2.3m with a hipped roof. Although south of No 78, considering the low eaves height and the fact that there was until recently a very high leylandii hedge on this boundary blocking light, it is not considered that the proposed extension would result in an undue loss of light detrimentally affecting the amenity of occupiers of No 78.
- 7.5 The only side windows proposed are towards the front of the side extension facing the side elevation of No 74 where there is a bedroom window. These however replace the existing side kitchen window and door. There are no additional side windows in the rear element of the proposed extension, and with a condition ensuring no additional windows are inserted into the side elevations then the privacy of the neighbours would be adequately protected.

(iv) Other matters

- 7.6 Whilst on site the applicants asked me about replacing the garage to be demolished with a shed within the rear garden. This would be constructed as permitted development to comply with Class E of the Town and Country Planning (General Permitted Development) Order 1995 as amended.

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/14/00902

(A)

(B) 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the side elevations 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.

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

1:1250 Location Plan

1:500 Site Plan

Proposed Extensions & Alterations Drawing No 001

Reason: - To ensure provision of a satisfactory development.