

Site Address: 31 Warblington Road, Emsworth, PO10 7HE

Proposal: Ground floor extension to the front & side to replace existing porch, double storey extension to the side and double storey extension to the rear to replace the existing garage. External alterations and refurbishments to include new windows and external doors, 5 No. roof lights, cladding and new roof tiles.

Application Type: Full Planning Permission

Application No: APP/24/00944 Expiry Date: 14/01/2025

Applicant: Mr James Rego

Agent: Helyer Davies Architects Case Officer: Selina Donophy
Helyer Davies Architects Ltd

Ward: Emsworth

Recommendation: **GRANT PERMISSION**

This application site comprises a two storey, detached dwellinghouse located on the north west side of Warblington Road, Emsworth. This property has a pitched roof with a projecting gable to the front elevation and elevations are formed from brickwork. The area is residential in character.

Is there any planning history relevant to the current application?

No

The proposal has been assessed on the plans submitted with the application.

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester
Harbour Area of Outstanding Natural Beauty

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

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Councillor Charles Robert

No comment received

Councillor Grainne Rason

No comment received

Councillor Reuben Mychaleckyj

No comment received

County Archaeologist

Thank you for your consultation. In view of the limited scale of the development I would not raise any archaeological issues,

Emsworth Residents Forum

This is a significant development to extend the property. As such we would expect consideration to have been given to the provision of energy-saving measures such as heat pumps and solar panels to gain an improvement in the environmental performance of the enlarged property.

Objective 4 of the Emsworth Neighbourhood Plan calls for a move towards carbon neutrality through a reduction in demand for energy. Policy D6 Resource Efficiency specifically calls for applicants to give consideration to the provision of on-site energy sources including heat pumps and solar panels. Although the Design and Access Statement quotes this policy there appears to be no further mention of these measures, beyond achieving the required U values in construction materials.

Case Officer comment to consultee response - it is considered that the Design and Access Statement shows consideration of sustainability issues, which is essentially what Policy D6 requires - it does not mandate any particular level of performance. Notwithstanding this, the comments have been noted in regards to the lack of energy sources - this will be added as an informative and certain features could be added under permitted development rights.

6. **Publicity and Community Involvement**

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Number of neighbour notification letters sent: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Public comments - Number of representations received: 1

'While extending the property is not unreasonable, the extension does seem large for the plot and we would like to be assured drainage would be adequate without it affecting other gardens. it should be noted that originally water in this area seeped between the end of 21

Clovelly Road's garden and Valetta from where it now soaks away and is piped to the Mill Pond.

Our main area of concern is that because of the angle of no 31's plot, a Juliet Balcony allows

direct surveillance of all adjacent Clovelly Road gardens. This would not be so much of an issue if

the garden wasn't so small and the alignment wasn't converging with all others at around 30 degrees.'

Case Officer comment - *Comment has been noted, please see 'Planning considerations' section below for comment.*

Material planning considerations are addressed in Section 7.

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 character of the area
- (iii) Effect on neighbouring properties
- (iv) Flooding/Drainage
- (v) Biodiversity Net Gain (BNG)
- (vi) Parking
- (vii) CIL

(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 management criteria.

(ii) Appropriateness of design and impact on the character of the area .

7.3 The proposal is for extensions to the existing property, this includes a two storey extension to the front (south west) corner of the property, the front porch would be remodelled and a side extension would be added to the front (south east) corner of the plot - the existing garage would be removed and an up and over style door would be added, creating a store room to the front with utility rooms to the rear of that. The side extension would add width to the rear of the property where the previous garage was sited and would create a revised floor layout with a dining room to the rear served by bi-fold doors to the rear elevation.

7.4 Above the side extension would be a first floor extension - this would be set back towards the rear of the property. This would have a pitched roof, with a ridge set level with the main roof. At first floor this would create a master bedroom with an ensuite bathroom. The bathroom would be served by a window to the front elevation and the bedroom by a juliet balcony to the rear elevation. The first floor extension to the front would create a bedroom with an ensuite bathroom - the bathroom would be served by a side elevation window and the bedroom by a front elevation window. Proposed materials include timber cladding and brickwork, with slate tile to the roof.

7.5 The extensions would be reasonable additions to the building in terms of additional size, however other properties in the road have also undergone extensions of a similar size. It is noted that no 29 adjacent was extended in a similar manner under planning application APP/11/01464 , as have many other properties in the area. The general character of properties in the streetscene comprise of large, detached dwellings, many of them spanning the full plot width. Overall this proposal is not, therefore, considered to be out of character with the surrounding area. The extensions are not deemed to appear overdeveloped nor cramped within the plot or within the context of the existing dwelling. Materials proposed which comprise of timber cladding are also considered to be acceptable within the road.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 To the north east of the site is no 29 Warblington Road. The proposed side/rear extension would be sited close to the shared boundary, however no 29 is angled slightly away from no 31 and there is a gap retained to the boundary on the side of no 29. There is one ground floor side elevation window at no 29 however this would not be affected by the proposed extension. No harmful impact to no 29 has been identified as a result of the proposed works. The rooflight would be high level and windows would be reduced on this side.
- 7.8 To the south west of the site is no 33 Warblington Road. The extension on this side would be sited close to the shared boundary however the side elevation of no 33 on this side is blank of windows and therefore no harm to the amenity of no 33 has been identified.
- 7.9 To the rear of the site are nos 23-27a Clovelly Road. It is noted that a juliet balcony is proposed to the rear elevation serving the rear bedroom however this would not offer any new views that are not already offered from the existing first floor rear elevation windows . Although the juliet balcony would be sited slightly closer to the properties to the rear than the existing windows, there would still be over 30 metres separation distance between the juliet balcony and the closest rear elevation (no 27a Clovelly Road) which exceeds the minimum separation distance as set out in the Havant Borough Design Guide (which is for back to back relationships). The impact from a juliet balcony window is not considered to be any different from that of a window and therefore it is deemed the proposal would not result in harm to the properties to the rear.
- 7.10 To the front of the site opposite the highway is no 34 Warblington Road. There is over 30 metres separation distance between these two properties and the proposal would not result in any increased harm to the amenity of this property.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flooding / Drainage

- 7.12 The site is not located within a Flood Zone. It is noted that a comment has stated there has been historic flooding in the area. This has been discussed with the in house drainage team who have noted the previous existence of the pond however this is now the route of a public surface water sewer . No concerns have been highlighted, and in any event the question of drainage arrangements to serve a householder extension would fall within the remit of the Building Regulations.

(v) Biodiversity Net Gain (BNG)

- 7.13 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(vi) Parking

- 7.14 There is enough parking on site for 3 parking spaces which meets the requirements set out in the Havant Parking SPD.

(vii) CIL

- 7.15 The proposal would not result in over 100m² additional floor area and therefore would not be CIL liable.

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00385 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

24089 - 01	EXISTING PLANS, ELEVATIONS, SECTION AND
	SITE LOCATION PLAN
24089 - 02	PROPOSED PLANS, ELEVATIONS, SECTION AND
	BLOCK PLAN
19 Nov 2024	DESIGN AND ACCESS STATEMENT

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.