
Site Address: 56 Warblington Road, Emsworth, PO10 7HH
Proposal: Variation of condition 2 of Planning Permission APP/22/00940 relating to approved plans
Application Type: Variation/Relief of Condition
Application No: APP/23/01013 Expiry Date: 08/01/2024
Applicant: Mr & Mrs Ellard
Agent: Mr Eitel Case Officer: Joseph Toole
50.8 Architecture + Interiors
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

56 Warblington Road, Emsworth, is a two storey detached property located to the south side of Warblington Road. The property comprises of brickwork and off white render with concrete roof tiles. Vehicular access is from Warblington Road with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

There is a group of TPO trees within the rear garden, going along the shared boundary with No.54 Warblington Road. There is also a TPO tree within the rear garden close to the boundary of No.58 Warblington Road.

2 Planning History

02/50351/005 - Two storey rear extension., PERM,21/06/2002
02/50351/006 - Pollard back to old wound points 6 Poplar trees within Group G1 subject to TPO 891., PERM,10/09/2002
96/50351/004 - Fell and replace existing Cypress tree on western boundary (T3 of TPO 891), PERM,22/01/1997
95/50351/002 - Single storey extension on north elevation, PERM,12/05/1995
94/50351/001 - Felling
of northernmost Poplar and reducing six other Poplars by 30%; reducing h eight of Cypress by 15ft and reshaping, all covered by TPO 891.(Re Advertisement), PERM,
07/50351/007 - Application to reduce by 30%, to previous pruning point, 6No Lombardy Poplar trees. Group G1 subject to TPO 0891., PERM,23/03/2007
09/50351/008 - Crown reduce by 40% 5No. Poplar trees all subject to TPO 0891., PERM,18/09/2009
APP/14/00369 - Crown reduce 1No. Western Red Cedar (T8) by 3.5m, subject to TPO 0891., PERM,13/05/2014
APP/15/00530 - Crown reduce height by 5m back to previous pruning points 4No. Poplar; Fell 1No. Poplar all within G1 subject to TPO 0891., PERM,01/07/2015
APP/16/00115 - Fell 4No. Poplar within G1, subject to TPO 0891., PERM,14/03/2016

APP/22/00940 - Demolition of existing two storey rear extension; construction of new two storey extension to front of property, two storey extension to rear of property including terraces at first and second floor, amendments at roof level. Associated landscaping to include terrace to side and rear., PERM,16/03/2023

3 Proposal

The proposal is for variation of condition 2 of Planning Permission APP/22/00940 relating to approved plans. This involves alterations to the front elevation. Originally the variation of condition 3 (balcony screens) to remove the 1.7 metre high screening on the west side facing No.58 Warblington Road was applied for. Following a site visit there were concerns this would create harmful overlooking to the occupiers of No.58 and was requested to be removed from the application. The applicant's agreed to this and the variation for condition 3 was subsequently removed.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Arboriculturist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The application is for variation of conditions 2 & 3 of Planning Permission APP/22/00940 relating to approved plans and balcony screening. The proposed changes would not have a detrimental impact on trees, and would therefore be in accordance with policy DM8 of the Core Strategy (2011) provided all previous conditions attached to planning consent APP/22/00940 are retained.

Councillor Grainne Rason
No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

Southern Water has no comments to make with respect to above variation of conditions.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Emsworth Residents Forum

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Wishes to repeat the condition 3 granted on APP/22/00940 to provide some protection of our privacy when we are in our garden	Noted. The condition for privacy screens on both sides of balcony will remain.

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) Impact on trees

(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 proposed alterations to the front are not considered to have an adverse impact upon the character of the area.
- 7.4 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). 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

- 7.4 The proposed works to the front are not considered to have an adverse impact on any neighbouring properties.
- 7.5 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on trees

- 7.6 The Council's Arboriculturist has commented on the application raising no objection

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/23/01013 subject to the following conditions

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

Site Location Plan - CO223-P001 (provided under APP/22/00940)
Proposed Site Layout Plan - C0223-P003 B
Proposed Ground Floor Plan - C0223-P111 B
Proposed First Floor Plan - C0223 P112 C
Proposed Second Floor - C0223 P113 C
Proposed Roof Plan - C0223 P114 C

Proposed North Elevation - C0223-P211 B
Proposed West Elevation - C0223 P212 C
Proposed South Elevation - C0223 P213 C
Proposed East Elevation - C0223 P214 C
Tree Survey and Report - C0223-P001A (provided under APP/22/00940)
Location Plan showing trees (provided under APP/22/00940)
Design and Access Statement (provided under APP/22/00940)

Reason: To ensure provision of a satisfactory development.

- 2 The development must be begun no later than 16/03/2026.

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.

- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the proposed works hereby permitted the first floor balcony on the south elevation shall be fitted with side screens on the east side and west side to a height of no less than 1.7m above finished balcony floor level and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.

- 4 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.

- 5 The proposed development approved shall be carried out in accordance with the Tree Survey and Report by Jonathan Rodwell dated November 2022 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the TPO trees within the vicinity are retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.