
Site Address:	The Saltings, 74 Warblington Road, Emsworth, PO10 7HH		
Proposal:	Proposed "draught" lobby to front of dwelling.		
Application No:	APP/21/00355	Expiry Date:	18/05/2021
Applicant:	Mr Gratton		
Agent:		Case Officer:	Joseph Toole
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description and surroundings

To include the following components (where relevant to the proposal)

The Site

- Type of property and has it been extended (e.g. detached; semi detached; terraced; bungalow-approx period
- Materials of construction-walls and roof
- Any particular architectural features of note (but only where relevant to the proposal)
- Plot depth, width and levels.
- Is it located in a sensitive area (conservation area/AONB, ecological assets adjacent? etc) or is the property listed or on local list
- Describe the boundary conditions with heights (but only where relevant to the proposed development).
- Any trees on site-where and are they protected?

Surroundings

- Relationship of site to neighbours-building lines; extensions (scale/position and windows);trees; general style and appearance; levels; located in sensitive area.

2 Planning History –if any previous applications what if any is/are their relevance to the current proposal.

90/51537/001 Alterations to roof & 2 storey side (east) extension. First floor side (west) extension. Conservatory to rear and detached double garage to front. 26/04/1990 PERM

GEN/14/00282 Comments made by Chichester Harbour Conservancy to Owner in relation to 'Shoring-up end of garden and Constructing a slipway. 14/03/2014

APP/14/00506 Rear extension with extended balcony and modified dormer above. Single storey extension to west elevation and garage extension to provide car port. 08/07/2014 PERM

GEN/20/00374 Improve flood defence. 10/06/2020 13:20:33

APP/20/00746 Application for Certificate of Lawful Development relating to proposed fence to south boundary. 04/11/2020 PERM

APP/21/00355 Proposed "draught" lobby to front of dwelling. 13/05/2021 PERM

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3 Proposal

- Describe the position(s) of the proposed development in relation to the application property
- Give dimensions (length, width and height (eaves and ridge) of the proposed development. State distance from proposed development to site boundaries (relevant ones);
- Describe window positions (and room type served) and distance to boundaries and neighbouring properties;
- State the materials of construction.
- State use/purpose of the proposed development

4 Policy Considerations

Development Plan Policies

Havant Borough Local Plan (Core Strategy) March 2011

Policy CS16 High Quality Design - Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design in particular has regard to parts a), c) and e), and 7 of the policy.

DM13 Car and Cycle Parking on Residential Development - Residential development will only be permitted where it provides car parking and cycle storage in accordance with the standards set out in the Residential Car Parking and Cycle Provision Supplementary Planning Document.

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough- Planning permission will be granted for development that in particular has regard to parts 1 and 4 of this policy.

Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)
-Development will be permitted where it in particular has regard to parts 1, 3, 4 and 5 of this policy.

DM8 Conservation, Protection and Enhancement of Existing Natural Features-Development will only be permitted where it protects and enhances local habitats and landscape distinctiveness and which addresses all of the relevant criteria in the policy.

DM9 Development in the Coastal Zone -Planning Permission will only be granted for development in the coastal zone as shown on the Proposals Map which in particular addresses the relevant criteria parts 1, 2 and 3.

Havant Borough Local Plan (Allocations) July 2014

Policy AL1-Presumption in Favour of Sustainable Development

Policy AL4 Coastal Change Management Areas - Planning applications for all other types of development within the CCMA's including redevelopment, extensions to existing property and development or intensification of land uses, will be permitted where a Coastal Change Vulnerability Assessment has been produced to demonstrate that there will be no increased risk to life, nor any significant increased risk to property.

Policy DM20 Historic Assets

Planning permission will be granted for development that conserves and enhances the historic assets of Havant Borough.

Other material planning considerations

Borough Design Guide SPD and Chichester Harbour AONB design guidelines

General design guidance

Extensions should not be bigger than the main building and appear smaller in mass and height. Detailing to extensions should reference the building in terms of materials and details such as ridge, verge and eave finishes, head and cills, brick coursing, dressings and quoin

work. The positions and proportions of solid wall to opening of windows and doors is also important. The roof form and slope should reflect that of the main building.

Regard will be also be had to the relevant sections of the design guide as they relate to front, single and two storey, rear extensions, extensions to listed buildings; dormers and roof lights, conservatories and porches.

Design Guidelines for new Dwellings and Extensions Chichester Harbour Area of Outstanding Natural Beauty will apply where relevant.

5 Statutory and Non Statutory Consultations

Councillor Lulu Bowerman
Councillor R Kennett
Councillor Julie Thain-Smith

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:

7 Planning Considerations

1. Would the extension be visible within/from the streetscene?
2. Would the design of the extension be in keeping with the design and character of the existing property?
3. Would the extension appear subservient to the existing property?
4. Would the extension be in keeping with the general character and appearance of the surrounding area/streetscene?

5. Would the proposal meet the minimum distance requirements from boundaries as set out in the Design Guide SPD
6. Would the proposal impinge upon the horizontal and vertical standards with regard to loss of light as set out in the Design Guide SPD?
7. Would the proposal result in a significant detrimental impact on the amenity of occupiers of neighbouring properties?
8. If there a change in levels between the site and its surroundings, would this change in levels result in harm to neighbouring amenity?
9. Would the proposed access arrangements be acceptable on highway safety grounds?
10. Would adequate on-site parking provision be provided/remain on the site
11. Would important existing trees/vegetation be unduly affected by the proposals?
12. Would the proposals adversely affect the character of a Conservation Area
13. Would the proposals adversely affect the character and/or setting of a Listed Building?
14. Are there any other relevant issues/concerns? If yes please describe below in summary

8 Conclusion and Justification for Conditions (where conditions except for time limit, list of plans/drawings and matching materials) are being recommended:

Test against

necessary;

relevant to planning and

to the development to be permitted;

enforceable;

precise and;

reasonable in all other respects

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/21/00355

(A)

(B) for the following reasons/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:

Proposed Location Plan, Block Plan, Floor Plans and Elevations - 21038-02

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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.