

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	52
Suffix	
Property name	Tideways
Address line 1	Maisemore Gardens
Address line 2	
Address line 3	
Town/city	Emsworth
Postcode	PO10 7JX

Description of site location must be completed if postcode is not known:

Easting (x)	474004
Northing (y)	105395

Description

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2. Applicant Details

Title	Mr & Mrs
First name	
Surname	Morgan
Company name	
Address line 1	Tideways, 52, Maisemore Gardens
Address line 2	
Address line 3	
Town/city	Emsworth
Country	

2. Applicant Details

Postcode

PO10 7JX

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Tom

Surname

Barnes

Company name

Chalk Creatives

Address line 1

55 High Street

Address line 2

Address line 3

Town/city

Emsworth

Country

United Kingdom

Postcode

PO10 7AN

Primary number

Secondary number

Fax number

Email

4. Description of Proposed Works

Please describe the proposed works:

The proposal includes the full refurbishment, repair, and internal alterations to the existing property. The existing side garage will be rebuilt and replaced to provide additional habitable space. A new double garage is proposed to the front and a new extension with roof terrace above is proposed to the rear. Proposal to include air source heat pump and a solar panel array to the west pitched roof to form part of the sustainability strategy.

Has the work already been started without consent?

☐ Yes ☒ No

5. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls

5. Materials

Description of existing materials and finishes (optional):	Brickwork Timber Cladding Stone Effect Detail White render
Description of proposed materials and finishes:	Brickwork - to match existing Timber Cladding - colour to match but to be replaced with cladding composite. Stone Effect Detail (to retain) White render - rendered elements to be made good. any new render to match existing in colour

Roof	
Description of existing materials and finishes (optional):	Tiled pitched roof
Description of proposed materials and finishes:	Tiled pitched roof (as existing) Composite timber to form terrace decking EPDM flat rubber roof (as shown on the drawings) to proposed double garage and garage conversion Pitched metal standing seam roof to part of the proposed extension

Windows	
Description of existing materials and finishes (optional):	White uPVC windows
Description of proposed materials and finishes:	White aluminum windows to the principle elevations to match as existing Proposed new rear extension to have anthracite grey framed windows

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	White aluminum doors to the principle elevations to match as existing Proposed new rear extension to have anthracite grey framed doors

Vehicle access and hard standing	
Description of existing materials and finishes (optional):	Compacted hardcore to front garden
Description of proposed materials and finishes:	Hard landscaping to be tiles/pavers or similar to front drive way leading to double garage. This will be supported with planting. Rear garden to have composite timber decking as illustrated on the supporting documents

Boundary treatments (e.g. fences, walls)	
Description of existing materials and finishes (optional):	As existing
Description of proposed materials and finishes:	As existing

Lighting	
Description of existing materials and finishes (optional):	

5. Materials

Description of proposed materials and finishes:	Small uplighters to composite timber decking and to planting beds. Small wayfinding / security wall mounted lighting to external walls on North, East and South elevations. Exact position/location to be determined
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Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

200207-CHK-XX-XX-DR-A-1000 - Site Block Plan
200207-CHK-XX-XX-DR-A-1001 - Site Red Line Plan
200207-CHK-XX-XX-DR-A-1002 - Existing Site Context
200207-CHK-XX-XX-DR-A-1003 - Proposed Site Context
200207-CHK-XX-00-DR-A-2000 - Existing Ground Floor Plan
200207-CHK-XX-00-DR-A-3000 - Proposed Ground Floor Plan
200207-CHK-XX-01-DR-A-2001 - Existing First Floor Plan
200207-CHK-XX-01-DR-A-3001 - Proposed First Floor Plan
200207-CHK-XX-XX-DR-A-2004 - Existing Side Elevations
200207-CHK-XX-XX-DR-A-3004 - Proposed Side Elevations
200207-CHK-XX-XX-DR-A-2002 - Existing South Elevation
200207-CHK-XX-XX-DR-A-2003 - Existing North Elevation
200207-CHK-XX-XX-DR-A-3002 - Proposed South Elevation
200207-CHK-XX-XX-DR-A-3003 - Proposed North Elevation

6. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

7. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? ☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

9. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
- ☒ The applicant
- ☐ Other person

10. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mr

10. Pre-application Advice

First name	
Surname	
Reference	GEN/21/00105

Date (Must be pre-application submission)

27/01/2021

Details of the pre-application advice received

The proposed refurbishment, repair and alterations to the property is not considered to require planning permission as long as the materials used in any exterior work are of similar appearance to those in the construction of the exterior of the existing dwellinghouse. The rebuild and replace of the side garage is considered to fall under permitted development criteria therefore not requiring planning permission. The proposed front double garage would need formal planning permission as it does not meet the permitted development criteria outlined in Schedule 2, Part 1, Class E of the General Permitted Development Order 2015 (as amended) extending beyond the principle elevation of the main house. Within the Havant Borough Design Guide SPD front garages are not encouraged. As there are no front garages within the immediate vicinity and due to its large size it is unlikely to receive officer's support at formal planning application stage.

In response to this advice we have reduced the size of the double garage and set it further back as discussed with the planning officer on the phone following this advice.

The proposed development would also involve a rear extension with a roof terrace above. These works would require planning permission as they does not meet the criteria of Schedule 2, Part 1, Class A of the General Permitted Development Order 2015 (as amended). The proposed rear extension is not considered to have an adverse impact on the character of the area being located to the rear of the property. Furthermore, due to the existing screening of hedging and the proposed rear extension being offset from the shared boundaries with No.51 Masiemore Gardens and No.69 Warblington Road it is not considered to appear harmful overbearing or result in the harmful loss of light to either properties. Please note this would be further accessed at formal planning application stage. With regards to the proposed terrace above the rear extension it is noted that the neighbouring property 69 Warblington Road has a balcony. It would face out onto Solent Way and the harbour. There is potential of overlooking to the properties either side, thus care should be taken to make sure no harmful overlooking would be created. Once/if a planning application is submitted it would be subject to public consultation which could effect the application's outcome.

Summary
In terms of the likelihood of receiving officer support, the principle and design of the proposed front double garage is not considered to be acceptable being out of keeping with the character of the area (updated following this advice). The proposed rear extension with a roof terrace is worthily of submitting an application and its impact on residential amenity would be further accessed at formal planning application stage.

11. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

12. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

12. Ownership Certificates and Agricultural Land Declaration

Title	Mr
First name	Thomas
Surname	Barnes
Declaration date (DD/MM/YYYY)	02/03/2021

☒ Declaration made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	02/03/2021
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