

PLANNING STATEMENT

76 Warblington Road, Emsworth.

The application site is a detached chalet style dwelling. The property is situated at the western end of Warblington Road and has harbour views from the south and western sides of the dwelling. The property has been extended in the past with some small single storey extensions. The property is not a Listed Building but it is situated within the Chichester Harbour Conservancy Area.

Previously permitted planning application:

APP/18/00511 | Two storey extension to existing dwelling and new detached pitched roof car port and store, following demolition of existing garage. (Revised application). | 76 Warblington Road, Emsworth, PO10 7HH

This Proposal:

This application proposes to build a second storey onto the top of an existing single storey flat roof extension on the north elevation.

In the previously approved application (above) the Chichester Harbour Conservancy had reservations regarding that proposal, as the extension, as proposed, would have been visible from the adjacent beach, Chichester Harbour Conservancy also had concerns regarding light pollution within the Harbour Conservancy Area, with this previously approved application.

This new application moves the proposed two storey extension onto the north elevation of the property, this proposed extension would not be visible from the beach and neither would it cause any light pollution into the Harbour Conservancy Area.

This two storey extension will have a clay tile hung gable (tiles to match the existing), and roof tiles to match the existing clay tiles, the windows will be in white UPVC to also match the existing.

Also as part of this application it is also proposed to build a single storey extension on the east elevation of the property. Currently the application site is overlooked by the neighbouring property and it is felt that the proposed single storey extension will eliminate the overlooking issues currently experienced to/from both properties.

The proposed single storey extension will be constructed out of Green Oak which will be 'directly' glazed, the roof will be a zinc roof with standing seams, with a flat roof with a GRP finish hidden behind this (Crown) roof. The zinc roof will continue around the south and west elevations, replacing the existing, part felt part clay tile, mono pitch roof, this roof will also hide from view the existing flat roof (kitchen roof), this flat roof will be recovered with a grey GRP roof covering, to match with the colour of the zinc. The existing clay tile mono pitch roof, has a pitch that is too low for clay tiles, hence this roof is leaking quite badly and needs replacing with a material more suitable for a low pitch.



Taken from inside the kitchen of No. 76 looking towards the adjacent dwelling



Taken from the garden of No. 76 where it is proposed to build the single storey extension



Taken from within the garden of No. 76



The existing felt roof to be replaced with a zinc roof with standing seams



The tile and felt roof to be replaced with zinc roof with standing seams



The existing flat roof extension on the east elevation (west view)



The existing single storey flat roof extension on the east elevation (east view)

Planning Policies Considered:

We feel that this application satisfies all relevant Policies, National and Local.

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

- 16. CS16 (High Quality Design)
- 17. CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

- 1. AL1 (Presumption in Favour of Sustainable Development)
- 2. AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 115, 186-191, 196-197, 203 & 206; **NPPG** – ID's –

8, 21a, 26; **HBLP** – CS12, CS16, DM9; **DENP** – H1, D1-D2, D5, D7-D8; **CHMP** - LS1-LS2, BD1-BD2; **PP** – 01, 03, 09; **SPG/SPD**.

NPPF – National Planning Policy Framework (2012) **NPPG** – National Planning Practice Guidance (2014) **HBLP** – Havant Borough Local Plan (2011/2014)

DENP - Draft Emsworth Neighbourhood Plan

CHMP – Chichester Harbour Management Plan (2014-2019) **PP** – CHC Planning Principles, Version 1.1 (2017)

SPG/SPD –

Borough Design Guide

Emsworth Design Statement

Joint Chichester Harbour AONB SPD (2017)

Principle of development:

The proposed development is small in scale and does not overcrowd the site.

Appropriateness of design and impact on the character of the area:

The design of the proposed will enhance the existing dwelling by disguising the flat roof element from the neighbouring beach, by the elimination of a flat roof extension on the principle (road side) elevation and with the replacement of the existing felt and clay tile mono pitch roof with a zinc roof. The proposed extensions will have no impact on the character of the area.

Effect on neighbouring properties:

The proposed single storey extension on the east elevation will eliminate the existing overlooking problem experienced by both properties.

Community Involvement:

The applicant has consulted with the owners of the neighbouring property who are happy with plans as submitted.