
Site Address:	61 Warblington Road, Emsworth, PO10 7HG		
Proposal:	Demolition of existing dwelling, and construction of 1No. detached 3bed dwelling, with balcony to south elevation.		
Application No:	APP/19/00451	Expiry Date:	02/07/2019
Applicant:	Mr Bennett		
Agent:	Miss Knight	Case Officer:	Lesley Wells
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the north site of Warblington Road. Warblington Road stretches from the main road (A259) running through Emsworth down to the sea. Access to the site is from Warblington Road. Currently within the site there is a chalet detached bungalow, which has been extended with extensions and conservatories, with a garage to the rear.

The site is located within a residential area, with various types of design, styles and finishes to the properties. The properties on both sides of the road tend to sit in generous plots. The site falls within the 5.6 km buffer zone for the Solent Recreation Mitigation Strategy (SRMS).

2 Planning History

91/56053/000 - Single storey rear extension, PERM,08/05/1991

92/56053/002 - Proposed conservatory at front of premises., PERM,20/08/1992

3 Proposal

The proposal is for the demolition of an existing 5 bedroom chalet bungalow, to be replaced with a 3 bedroom 2 storey dwelling with a balcony to the south (front) elevation. The proposed accommodation on the ground floor is:

a large entrance lobby;
3 bedrooms, 1 with en-suite;
bathroom;
utility room; and
stairs to first floor.

the first floor comprises of:
a living/dining area and kitchen;
balcony, with 2 accesses from the living and dining areas;
a living room; and
kitchen area.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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

5 Statutory and Non Statutory Consultations

Arboricultural - No Objection

Subject to works being undertaken in accordance with the submitted Tree Protection Plan referenced 19023-03 dated April 2019. I note no fencing is shown for off site tree T5 in the rear garden, there must be no dumping, storing or mixing of materials within the root protection area of this tree.

Building Control, Havant Borough Council

Location of bin store showing compliance with Approved Document H not shown

A Building Regulation application will be required for this work and Demolition Notice to remove the existing property

Community Infrastructure, Planning Policy & Urban Design

The CIL 'Additional Information Form declares the replacement dwelling to be smaller than the existing floorspace and we note CIL form 7(1) has been submitted. However, providing the figures supplied are correct then there will be no CIL Liability and this should be confirmed in the Officers Report and in writing to the applicant, post decision by the CI Team.

As this is a replacement dwelling the Solent Recreation Mitigation Strategy does not apply. See

<http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

Councillor Lulu Bowerman

Councillor R Kennett

Crime Prevention -Minor Apps

Public Spaces - No Comments

Waste Services Manager - No Comments

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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Absolutely no objection to proposal and look forward to the new development	Noted

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (vi) Habitats Regulations and Appropriate Assessment and CIL
- (vii) Trees

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

The proposal is contemporary in design and finish, which would blend with the wider area that is mixed with a variety of house styles and materials. The intention is to clad the walls of the proposal with wooden Kebony cladding in grey, which is from Shou Sugi Ban (sample provided), with aluminium framed windows and a zinc roof.

The footprint of the proposed dwelling, is in the same position, as the dwelling to be replaced, with a slight reduction in overall size. The proposal is higher (8.8m as opposed to 6.5m), but narrower (8.8m as opposed to 11m), than the original dwelling. The living areas are located on the first floor, with the bedrooms, en-suite, bathroom and entrance lobby on the ground floor, with access onto a patio area. The front south elevation, is stepped, with a wrap around wooden balcony and chimney. The west elevation incorporates a stepped element (approximately 1.3m deep) with a pitched roof, which would incorporate the stair well. There is also a porch on the west elevation with a cat slide roof. The proposal retains sufficient separation and visual gaps between properties to reflect the character of the area. Overall the design and appearance of the proposal is deemed appropriate in context of the surrounding area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

The only proposed first floor side window is on the west elevation to provide light to the stair well which would be obscure glazed, as per the submitted plan. The increase height of the proposal by 2.3m would not have a material impact on neighbouring properties, due to the distances between them. The footprint reflect that of the original dwelling and provides an acceptable relationship with the adjoining properties. The back-to-back separation distance to the property in Beach Road is some 49m which is well in excess of the recommended minimum of 20m in the Borough Design Guide. The front wrap around balcony would not have a material impact on neighbouring properties, due to trees along the front boundaries to the west and east and that any overlooking would be restricted to front gardens. As to the property on the other side of Warblington Road, this is some 30m away, and any over looking would be restricted to the front garden.

Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and to the front and 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; with one letter of support.

(iv) Highways and parking

There is parking space within the site for more than 2 spaces, plus a turning area and an existing garage. The drive is capable of accommodating further vehicles. As a 3 bed dwelling the parking proposed meets the requirements of the Parking SPD. Access is via the highway, but as a proposal for a replacement dwelling the scheme does not alter the access arrangements which continue to be acceptable.

(v) Habitats Regulations and Appropriate Assessment and CIL

The site lies within 5.6km of Chichester and Langstone Harbour, which is designated a Special Protection Area for over-wintering birds, and hence an Appropriate Assessment is required to consider the potential impacts on a Habitats Site. The existing dwelling has 5 bedrooms, the proposed replacement has 3. Hence with no net gain in bedrooms there would be no additional disturbance on the SPA from future occupiers. As such there is no SRMS contribution due as there is no additional disturbance to mitigate against.

The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20th February 2013. However the replacement dwelling has a smaller internal floorspace than the existing and since there is no net gain in floorspace then the development has a zero CIL liability.

(vi) Trees

The Council's Arboricultural Officer has raised no objection to the proposal, subject to works being undertaken in accordance with the submitted Tree Protection Plan referenced 19023-03 dated April 2019. The Arboricultural Officer, noted that no fencing was shown for off site tree T5 in the rear garden and that there must be no dumping, storing or mixing of materials within the root protection area of this tree. A condition to cover this issue is recommended.

8 Conclusion

The replacement dwelling, clad in grey, with aluminium framed windows and a zinc roof, is considered to sit comfortably on the plot and within the street scene. In respect to the visual impact, the proposed dwelling, relates well to its context and is considered acceptable. The scale, siting and design of the proposal would have limited and acceptable impact on the surrounding area and neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00451 subject to the following condition

- 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 window at 1st floor level in the west elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

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 2018.

- 3 The development shall be undertaken in accordance with the submitted Tree Protection Plan referenced 19023-03 dated April 2019. With regard to tree T5 shown on the Tree Protection Plan sited in the neighbour's rear garden there shall be no dumping, storing or mixing of materials within the root protection of this tree.

Reason: To safeguard the continued health of the trees and to protect the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Site Plan - Tree Protection - Drawing No: 19023-03
Location Plan, Block Plan & Existing Dwelling - Drawing No: 19023-01
Location Plan, Block Plan, Proposed Floor Plan & Elevations Drawing No 19023 - 02A

Reason: - To ensure provision of a satisfactory development.