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Site Address: 76 Warblington Road, Emsworth, PO10 7HH  
Proposal: Single storey extension on east elevation with new roof covering to existing mono pitch roof on south elevation.  
Application No: APP/19/01232                      Expiry Date: 14/02/2020  
Applicant: Mrs Davis  
Agent: Ms Mottershead                      Case Officer: Tina Pickup  
             Jane Mottershead Designs Ltd  
Ward: Emsworth  
Site Visit Date:

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

The application site is the western most detached dwelling located at the end of Warblington Road, effectively on a tapered corner plot, having a frontage to Chichester Harbour foreshore. The application site is an older style chalet style detached dwelling, with previous extensions and flat roofed elements, and a dormer within the western roof slope. It is constructed of a mix of red multi brick and cream render beneath a traditional plain tile roof with decorative ridge tiles.

Vehicular access is taken off Warblington Road where there is a new car port and store located against the eastern boundary - this was part of recent planning permission APP/18/00511. The site is level with the eastern side garden being totally decked, and the south and western gardens consist of a mix of lawned area, decking and shrubs. The site is enclosed with 2 metre high fence to the northern boundary and a mix of high wall and hedging to the southern and eastern boundary.

Number 74 is a two storey detached dwelling that lies to the east which is set back within its plot to benefit from the foreshore views, and is approximately aligned with the application dwelling. This property also has a detached garage located on its western boundary, approximately adjacent the application sites car port/store. Number 74 has a dormer facing the application site's eastern decked area. The surrounding area is characterised by individually designed two storey dwellings set in modest to large plots with the cul-de-sac head of Warblington Road used for informal parking to access the well used footpath along the Chichester Harbour foreshore. The site is therefore considered to be in a highly prominent area well used by the public.

The site is also within Flood Zone 3.

## **2     Planning History**

APP/18/00078 - Two storey extension to existing dwelling and provision of pitched roof over existing garage., Withdrawn 21/03/2018

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)., PERM, 10/07/2018

*Note - this is now extant with the detached car port and store having been constructed on site, but the two storey extension has not yet been implemented*

## **3     Proposal**

Single storey extension on east elevation with new roof covering to existing mono pitch roof on south elevation.

As originally submitted this proposal included a first floor addition above an existing single storey flat roofed element on the north elevation; but due to concerns over its height, prominence and impact on the street scene, this element was withdrawn enabling the application to progress with just the single storey proposals.

#### **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016  
Chichester Harbour AONB Joint SPD 2017

##### Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))  
CS16 (High Quality Design)  
CS17 (Concentration and Distribution of Development within the Urban Areas)  
DM13 (Car and Cycle Parking on Residential Development)

##### Havant Borough Local Plan (Allocations) July 2014

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

##### **Chichester Harbour Conservancy**

###### No Objection -

Given the application sites setting, the proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) in terms of character or in relation to wildlife conservation and protection.

###### Suggested considerations -

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- any significant new areas of glazing at ground floor or above on the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

*Officer Note: It is not considered reasonable or enforceable to control internal blinds*

##### **Environment Agency**

None received

#### **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: 7

| Comment                                                                                                                                                                                                                                     | Officer Comment       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| 7 letters of support for the proposal (including first floor element subsequently withdrawn) have been received. These note the following points:                                                                                           |                       |
| extension attractive and enhances property;<br>will not affect privacy or obstruct sea views;<br>single storey element is less imposing on immediate neighbours;<br>replacement of existing flat roof with pitch more in keeping with area; | Noted - see section 7 |

## **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) Flood risk

### **(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. It is noted that APP/18/00511 is an extant permission by virtue of the implementation of the car port and store. This permission also approved a new gabled first floor addition above the eastern half of the dwelling. Whilst the re-siting of the first floor element of the proposal to the north elevation further reduces the impact of upper floor development on both the Chichester Harbour and neighbours, nevertheless the consequence of adverse impact on the Warblington Road street scene was considered sufficient for this element to be withdrawn from the proposal.

### **(ii) Appropriateness of design and impact on the character of the area**

7.3 The proposed single storey side extension to the east elevation would be oak framed with false pitch and overhang canopy area to the south elevation. This crown roof would be zinc roof with standing seams and continue around the south and west elevations replacing an existing part felt part clay tile mono pitch roof. The proposed extension would measure approximately 5.8m by 7.5m with height of 2.3m to eaves and 3m to top of false pitch/flat roof, and be sited on the existing decked area.

7.4 The mass and bulk of the structure would elongate the host dwelling but would be largely hidden from any public view or views from Chichester Harbour due to the screening of the southern hedge. The proposed change to more contemporary materials is considered acceptable, the oak frame would compliment the traditional materials of the house and match the newly constructed car port; and the standing seam zinc roof would be glimpsed above the southern boundary, but is non-reflective and appropriately muted and given the varied materials along the foreshore, would not be visually inappropriate.

- 7.5 Overall the design and appearance of the single storey proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS12 and 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 of Chichester Harbour AONB.

(iii) Effect on neighbouring properties

- 7.6 The location of the proposed single storey extension would come closer to number 74 which has a dormer window directly looking over the existing decked area. It is considered that the replacement of the existing decked area, that is clearly well used as a sitting out area, with an enclosed oak framed extension would mean the outdoor activity and associated disturbance would be reduced. The outlook from the neighbours dormer window would be altered, but being a low single storey structure only, would not actually be harmful to their amenity. The presence of the extension would improve the current level of perceived overlooking to the applicants own kitchen from the neighbours dormer window by providing a buffering structure and reducing the angle of vision for views down from the dormer.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or affect the neighbours amenity, and arguably would improve levels of privacy between neighbours, 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 that only letters of support were received with respect to the scheme.

(iv) Flood risk

- 7.8 The application is for a householder ie minor development within Flood Zone 3 and the submitted Flood Risk Assessment indicates that the finished floor level will be set at 350mm above ground level . Resistance techniques would also be included within the development, such as air bricks with removable covers, anti-backflow valves fitted to drains and sewers. On this basis it is considered that there would be limited risk to occupiers from flood risk.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposed single storey extension and change in mono pitch roof materials would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01232 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:  
1:1250 Site Location Plan  
Proposed Site and Roof Plan, on Council's website dated 04/02/2020  
Proposed Floor Plan, on Council's website dated 04/02/2020  
Proposed North and East Elevations, Drawing number AMD/19/02, on Council's website dated 07/02/2020  
Proposed South and West Elevations, Drawing number AMD/19/04 on Council's website dated 04/02/2020  
**Reason:** - To ensure provision of a satisfactory development.
- 3      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 policies CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.