

Planning, Design and Access Statement for:

**Demolition of existing dwelling
and construction of a
replacement 3 bed detached
dwelling, including balconies to
front elevation, alterations to rear
outbuilding and associated
works.**

PP-07767824

**10 Western Parade, Emsworth,
PO10 7HS**



JAMES POTTER
A S S O C I A T E S

1.0 Introduction

This application seeks permission for the demolition of the existing dwelling and construction of a replacement 3bed detached dwelling, including balconies to front elevation, alterations to rear outbuilding and associated works.

The application has been submitted through the planning portal under reference PP-07042633.

The following plans have been submitted for consideration:

- 18065-PL-001, 002, 003, 004, 005, 006, 007, 008, 009, 010 and 011.

2.0 Site

The application site is located on Western Parade, which is an unadopted track and footpath between Beach Road and Kings Road, fronting the foreshore. The site abuts Chichester Harbour AONB which is also an SPA. The application site lies fully within Flood Zone 1.



The application property is a single storey, detached dwelling with accommodation in the roof. Beyond the dwelling, to the rear, is a detached two storey outbuilding sited on the east boundary.

The locality is characterised by substantially sized detached properties which are mainly two storey in height or chalet bungalows incorporating accommodation in the roof. Along Western Parade are several recently developed/refurbished contemporary dwellings, along with other in the immediate locality. The dwelling immediately to the east, number 9 Western Parade, has been subject to a recent planning approval under reference APP/18/00448 for the construction of a replacement dwelling including front balcony which is under construction.

3.0 Proposal

This application seeks the demolition of the existing dwelling and part of the existing outbuilding and the erection of a two storey, three bedroom replacement dwelling and associated works.

4.0 Consideration

The main planning considerations are considered to be; the principle of development; design; and the impact upon residential amenity.

Principle of development

The application site is located within the urban area boundary where the principle of development is acceptable subject to compliance with other relevant policies of the local plan.

Design

It is acknowledged that the development site is sensitively located and any design must have due regard to the local designation of the Chichester Harbour AONB.

The existing property is considered to have limited architectural merit forming a weak element to Western Parade which does not respond or compliment to the other dwellings along Western Parade.

The height of the proposed dwelling would not exceed that of number 11 or that approved at number 9. The roof slopes at the east and west ends along with the front gables and the detail and symmetry of the front elevation reduce the mass of the proposed dwelling meaning it fits comfortably between numbers 9 and 11, creating an attractive and positive addition to the streetscene.



INDICATIVE EXISTING STREET SCENE



INDICATIVE PROPOSED STREET SCENE



PROPOSED FRONT ELEVATION (South)

The design proposed dwelling has responded to comments made in the determination of the adjacent property, number 9, particularly in terms of materials. The amount of glazing in the front, south, elevation has been carefully considered; the first floor glazing partially covered by balustrades with the central glazing set back from the two gables. Ground floor glazing has a recessed appearance given the front porch and balconies.

The proposed materials have been selected to respond to the sensitive locality within the AONB with dark weatherboarding and slate roof to reduce the visual prominence of the proposed dwelling from the AONB.

Impact on amenity

The west elevation of the approved dwelling at number 11 would be set off the boundary with limited windows in this elevation. This, in combination of the roof of the proposed dwelling sloping away, the ridge set in, from the shared boundary and taking into account the existing two storey outbuilding at the application property, there would be no harmful impacts on the future occupiers of number 9.

The west elevation would be set further in from the boundary shared with number 11 than the existing dwelling. The position of the ridge, the fact the roof would slope away from this boundary and limited windows proposed in the west elevation means there would no harmful impact on the occupiers of number 11.

Given the separation to the dwellings to the north and only a marginal increase in height over the existing dwelling it is not considered the proposal would have any unacceptable impact on the occupiers of these properties in terms of loss of outlook.

Highways and parking

The proposal does not propose to alter the existing access arrangements to the site. Two onsite parking spaces have been shown but there is also sufficient parking at the front of the proposed property able to accommodate additional vehicles. As such, the proposal accords with the parking requirements of the Parking SPD.

Flood risk

As the site is located within Flood Zone 1 and the proposals are for alterations to an existing dwelling it is not considered the proposal would not increase the risk of flooding at the application site or elsewhere.

Habitats and ecology

The application site for this replacement dwelling is sited within the Chichester and Langstone SPA. The proposal would not increase the number of dwellings or bedrooms at the site and it is therefore considered there would not be any additional disturbance on the SPA and as such, no SRMP contribution is required in this instance.