
Site Address: 76 Warblington Road, Emsworth, PO10 7HH
Proposal: Two storey extension to existing dwelling and new detached pitched roof car port and store, following demolition of existing garage. (Revised application).
Application No: APP/18/00511 Expiry Date: 10/07/2018
Applicant: Mrs Davis
Agent: Case Officer: Bee Crawford
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an older style two storey detached dwelling, benefitting from previous extensions with a detached garage to the front of the site, situated at the end of Warblington Road on a triangular shaped plot. It has a brown tiled pitched roof with flat roofed elements and elevations of red multibrick and cream render. The site is level with gated vehicular access to the front, leading to a paved drive, shingle and shrubs. The side and rear gardens consist of a lawned area, decking, shrubs and a shed. The site is enclosed with 2 metre high walls to the southern and eastern boundaries and a 2 metre high fence and hedging to the northern boundary.
- 1.2 Two storey detached properties lie to the east and opposite and the shoreline of Chichester Harbour is to the west and rear of the site. The surrounding area is of low to medium density consisting of a mixture of detached two storey dwellings and bungalows of similar and individual age, style and design.

2 Planning History

APP/18/00078 - Two storey extension to existing dwelling and provision of pitched roof over existing garage, withdrawn 21/03/2018.

3 Proposal

- 3.1 The proposal is for the construction of a two storey extension to existing dwelling and new detached pitched roof car port and store, following demolition of existing garage. (Revised application).

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

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

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

Arboriculturalist, Havant Borough Council

No objection. The large mature tree in the neighbouring garden to the east will not be affected by the development.

Chichester Harbour Conservancy, The Harbour Office

Recommendation – Objection.

Very little seems to have changed from APP/18/00078, to which the Conservancy objected. The changes I note from the previous submission include –

- Infilling some of the end 1st floor gable to the Harbour with light blue cladding material instead of glazing; and,
- Elongation of garage/car port and its treatment with a pitch roof.

Having regard to the Policy framework* below and a fresh site visit made 13.6.18, The Conservancy still has concerns about the extent, form and materials of the 1st floor extension which would be very visible in the wider AONB landscape, especially at low tide when people are walking on the beach – moreso when walking in a westerly direction.

The Conservancy still considers the extension should come no further forward than the existing gable end, is pleased that the amount of gable glazing has been reduced and would be prepared to accept similar timber boarding occupying the surrounding areas to the main glazed French doors, being as this is already in use on the building. The Conservancy has a preference for darker more muted colours though. It is still also considered that the overall appearance might be enhanced by replacing the 3 layer felt roof on the ground floor projection with clay roofing tiles to match those beneath the existing gable.

It is noted that a number of new rooflights are still proposed, which the Conservancy is seeking to limit in the AONB under its Planning Principle PP09, especially in a more exposed coastal location. Additional skyward light pollution is therefore considered to be harmful to this part of the AONB.

*Policy framework

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)

Officer comment: See section 7 below.

Engineering Services, Havant Council
No response received.

Environment Agency, Romsey Depot
No response received.

Highways Engineer, Development Engineer
This application should be determined by the Planning Authority using HCC standard highway guidance.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 7

Comment	Officer Comment
I am pleased that the concerns and suggested improvements to the previous garage proposal have been taken on-board and I am happy to support this revised garage application. Given that the plans for the house extension do not appear to have changed from the first submission, comments made on the first submission should be taken into consideration. I would ask that the East facing bathroom window should be glazed with opaque/frosted glass. I would accept Chichester Harbour Conservancy's opinions on these applications.	Comments noted. See section 7.

I walk past this property almost every day walking my dog, and it is a stunning house. The plans proposed are in my opinion 100% in keeping with the character of the property, and will make the house look even better with no obvious detriment to any of the properties or area around it. I always enjoy seeing what plans are made for properties in this area, as it is always fascinating to see how people make the most of the location. This plan look like it will certainly do that, and more. I hope to see this planning application approved, and will enjoy seeing the build take place.	Comments noted.
After seeing these plans I think the extension will be in keeping with the style and compliment the surrounding houses in their individualuaty on Warblington road., The house is always well presented so I think this will be a compliment to the building and existing plot	Comments noted.
How nice that the build is an extension rather than demolition and the owner is keeping the character of one of the last seafront houses. The car port and store are a huge improvement on the current odd looking garage. Well done.	Comments noted
The proposed extension is totally in keeping with the house and surroundings and is a distinct improvement on the present garage.	Comments noted.
I am re-assured the revised application has produced a better plan in keeping with the other adjacent buildings , for the demolition of the existing garage and new replacement . I hope the new gabled end roof for the proposed garage will be tiled with reclaimed tiles to match the existing house and new extension to the house to produce a harmonious whole new build to the existing building . It is of considerable merit that the applicants have carefully revised their application in view of the comments made previously . I would respect Chichester Harbour	Comments noted.

Conservancy's opinion on this application.	
--	--

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) Parking

(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.

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

7.3 The property is situated at the end of Warblington Road and the proposal would be visible from the public realm, both in Warblington Road and the public footpath along the shoreline to the rear and west of the property. The scheme is to provide additional accommodation at first floor over existing single storey additions, incorporating a two storey infill extension, together with the construction of a new store and car port, replacing the existing garage and outbuildings.

7.4 Following consultation with the Chichester Harbour Conservancy, concerns were raised with respect to the extent, form and materials of the first floor extension and the proposed new rooflights.

7.5 Whilst it is acknowledged the first floor extension projects approximately 1.7 metres beyond the existing first floor rear gable end, it does not extend further than the line of the existing building at ground floor. Subsequent revisions have been made to match the fenestration details and finishes of the current gable end. Furthermore, the nature of the existing property is asymmetrical and the extension would follow the line of the existing ridge, resulting in a more cohesive design particularly from the eastern aspect.

7.6 There are two new proposed new rooflights in the northern and southern roofslopes, however they are of a modest size and situated a minimum of 13 metres from the southern boundary of the property. Although the property is adjacent to the AONB, it is noted in isolation the rooflight to the southern roofslope could be installed under permitted development.

7.7 The new french windows in the east elevation of the ground floor infill extension would be screened by the existing 2 metre high boundary wall and would not have a harmful impact on the neighbouring property.

7.8 The new car port and store is of a substantial size, although it is of a similar depth to the existing garage and attached outbuildings and can be comfortably accommodated within the extent of the site. The design of the structure is high quality and would compliment the existing property.

- 7.9 Whilst the concerns of the Conservancy are taken into consideration prior to the determination of the application, it is considered that overall the proposals would meet the requirements of Policy CS16 for high quality design. The originally submitted scheme has been amended to address the previous concerns raised and the proposed extension would protrude no further towards the coast than the existing gable section and the ridge height would be no higher than the existing. Also the level of glazing has been reduced. Consequently it is deemed the proposal would upgrade and enhance the exterior of the property and whilst there would be a visual impact, it is considered it would not be incongruous in the surrounding vicinity and not constitute a defensible reason for refusal.
- 7.10 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy 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.

(iii) Effect on neighbouring properties

- 7.11 The extension does not extend beyond either the eastern-most or southern-most elevations of the property and the new roof pitches away from the neighbouring property at number 74. There is one new window in the first floor of the eastern gable serving a bathroom and a condition is recommended for the glass to be obscured glazed, in order to protect the amenity of the occupiers of the neighbouring property.
- 7.12 Although the first floor extension projects 1.7 metres beyond the existing rear gable, the new Juliet balcony would be set in 1.4 metres from the eastern side of the property and a further 6.6 metres from the eastern boundary. It is considered this new opening would maximise the views from the property across Chichester Harbour and not result in any additional overlooking to the neighbouring property at number 74.
- 7.13 The proposed car port and store will be situated close to the eastern boundary of the property, replacing the existing garage and attached outbuildings. The garage of the neighbouring property at number 74 is adjacent to this boundary and whilst it is not as deep as the proposal it is wider and approximately 0.3 metres higher. The roof of the car port and store is pitched and hipped which would minimise any perception of the building being overbearing. Additionally, the property at number 74 is approximately 9 metres away from the shared boundary.
- 7.14 There are no properties directly to the south or west of the application site and the properties opposite are considered to be a sufficient distance away for any impact to be negligible.

(iv) Parking

- 7.15 There is no increase in the number of bedrooms at the property which is currently three, and it is considered there is sufficient space on the site for the provision of two on site parking spaces as recommended in the HBC Parking SPD (July 2016). It is therefore considered a condition is not necessary in this instance.
- 7.16 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 the properties opposite, 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.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the 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/18/00511 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 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the window in the first floor serving the bathroom shall be fitted with, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PL-01 Rev A	Location plan
Drg no. PL-02	Existing ground and first floor plan
Drg no. PL-03	Existing elevations plan
Drg no. PL-04 Rev A	Proposed site plan
Drg no. PL-05	Proposed ground and first floor plan
Drg no. PL-06	Proposed elevations plan
Drg no. PL-07	Existing garage floor and elevations plan
Drg no. PL-08 Rev A	Proposed garage floor and east and west elevations plan
Drg no. PL-09 Rev A	Proposed garage south and north elevation, proposed view from Warblington Road

Reason: - To ensure provision of a satisfactory development.

