
Site Address: 8-10 Kings Road, Emsworth, PO10 7HN
Proposal: Proposed refurbishment (including extensions and alterations) to no 10. Proposed complete re-building of no 8 (including extensions and alterations).
Application No: APP/18/00001 Expiry Date: 08/06/2018
Applicant: Mr & Mrs A - Mr G & Mr D
 Callaghan - Powell
Agent: Mr Hinton Case Officer: Tina Pickup
 Corinthian Architectural Design
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This is a combined application and the site relates to both No 8 and 10 Kings Road which are terraced properties on the south side of this stretch of Kings Road. This east-west stretch of Kings Road has a mixed residential character with the terrace of numbers 8 - 32 dominating the visual appearance of the street scene. The terrace is almost entirely intact in its original form with slate roof and feature ridge tile; regularly spaced chimneys and largely original sash windows. They have a rendered frontage and are painted various pastel colours. Most have hedged front boundaries and some have created a frontage parking space. Each property is small - they are only some 4m wide each. The end property, No 8 has a replacement concrete tiled roof. Both 8 and 10 are the only properties not painted and left as raw pebble-dash. Both are in a relatively poor state of repair compared to the remainder of the terrace.

To the rear, each dwelling has a half width two storey projection that abuts its neighbour such that there are a series of shared gable ended projections. Number 10 is joined with No 12 such that the rear of No 8 is unique in having its own stand alone two storey rear projection. At ground floor level some of the properties have infill extensions and/or conservatories - but the pattern of development at first floor level remains original.

The application dwellings have long rear gardens - some 40m. Immediately to the west of No 8 is a detached chalet style bungalow (No 6) which has recently been extended and has a detached garage located immediately adjacent the shared boundary. Behind the garage there is some shrubs providing some screening to No 6's private sitting out area.

2 Planning History

None - but the applicant did enter into extensive pre-application negotiations

3 Proposal

Proposed refurbishment (including extensions and alterations) to no 10. Proposed complete re-building of no 8 (including extensions and alterations).

It is proposed to demolish the end dwelling (No 8) and re-build it of near identical proportions and design to the front, but with a large two storey and single storey contemporary rear extension that crosses both Number 8 and 10. The rear two storey element would create a new gable end across the two dwellings with large glazed

element and opening doors. The proposed single storey extension beneath would be flat roofed and staggered in depth, extending beyond the first floor element by 1.8m and 4.2m. Nos 8 would also have a single storey wrap around the rear half of the side elevation. It is also proposed to create a gravel parking space on the frontage of No 10, but No 8 would remain as garden area.

The plans have been amended and additional information provided throughout the application process in response to issues raised.

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
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

Arboriculturalist

No objection, the garden has been cleared of trees/shrubs, therefore there are no tree constraints.

Building Control, Havant Borough Council

Proposed second floor loft room in No. 10 is an issue if the staircase is not separated from living room by 30 minutes fire protection or similar so as to comply with AD B

New bathrooms windows on West Elevation should be located 1m from that elevation notional boundary due to size and to comply with AD B

Conservation Officer

8-10 King's Road, Emsworth is not located within a conservation area and there are no listed buildings nearby. However, the terrace of dwellings of which 8 & 10 King Road are part of, form an important part of the character of the area. They have some particularly nice historic detail and the uniformity ensures they hold value as a group. Indeed, the Havant Borough Design Guide SPD states that 'measures should be taken to control further piecemeal alteration of uniformly detailed terraces to prevent further erosion of authentic character

Amended plans have been received on 15/03/2018 and therefore I will comment on these revisions alone.

Following receipt of the amended plans there is now little alteration to the front elevations other than a change to the front door. This is a welcome move that ensures the character and uniformity of the terrace is maintained after No.8 is rebuilt.

To the rear the opportunity is being taken to add two storey and single storey additions. There are no public views of the rear elevations and as such the uniformity and character of the terrace will not be affected by these proposals. As such I have no objection to the proposals.

Conditions:

Materials samples to be submitted

Window details to be submitted

Crime Prevention

none received

Southern Water

Object - appears building over an access point and changing direction of public sewer which SW would not allow. Might be possible to divert public sewer provided no unacceptable loss of hydraulic capacity and work carried out at developers expense. Guidance notes available; Condition required to agree works prior to commencement; Formal application for any new connections to public foul sewer and Informative required; Surface Water disposal a Building Control matter.

Officer comment - see below, applicants intend to divert sewer

Waste Services Manager

No concerns

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
5 Comments have been received on the original plans, of mixed views:	
Concerned for the sitting tenant of No 10 who is in his nineties and has lived in number 10 since birth. Surely number 10 cannot be	This is a private matter between owner and tenant

redeveloped, or number 8 demolished and rebuilt, while he is still resident?	
In view of the number of building works carried out in Kings Road in the last few years which have caused noise and inconvenience due to heavy lorries and numerous workers vehicles, I should like to request that work on Sundays should not be allowed. I should like assurance that the North facade of the cottages remains visually unaltered. Numbers 8 and 10 Kings Road are two separate terraced cottages but the planning details only refer to one property, 10 Kings Road, in the section headed "properties"	Noted - Environmental health matter but Informative re hours of work can be attached to decision Plans do retain design, scale & appearance of north elevation Proposal relates to both 8 & 10
We have no objections to the overall plans published on 1 February 2018. However the addition (in the plans published on 8 March 2018) of French doors in the first floor rear bedrooms and a privacy screen between no. 8 and no. 10 on the flat roof could imply that the flat roofs are now intended to be used as roof terraces for each house. We would object to the use of the flat roofs as terraces due to loss of privacy - such a high level terrace at no. 8 would provide a direct sight line at us in our garden, and could potentially provide views into the rooms at the rear of our house including our kitchen/dining room. If the flat roofs were to be used as terraces for no.8 and no. 10 this would certainly also remove the privacy of the surrounding Kings Road neighbours in their gardens. Roof terraces are social spaces and therefore very different to first floor bedrooms where it is accepted that glanced views may be gained of neighbouring gardens. We would therefore request that a condition of planning permission being granted be the stipulation that the flat roofs are never used as roof terraces and that entry on to the roofs from the bedrooms is prevented.	Plans amended further to clarify no access onto flat roofs and can be conditioned

While we are in favour of the restoration of numbers 8 & 10 Kings Road we would ask that strict conditions are attached to any permissions as to the management of the site and working hours. Some previous projects in nearby properties have led to unnecessary stress on local residents caused by irresponsible parking of vehicles and plant in a narrow road by contractors and intrusive work being carried out outside business hours.	This is an Environmental Health matter but an Informative can be added
No objections per se but have following queries: 1 - plan and elevation vary in depiction of siting relative to boundary fence between No 6 and 8 2 - We were told that when the garage of No 6 was built approx 1953 there was a common land path between the boundary of No 6 and No 8 which land appears at some later time to have been adopted by No 8. Can you inform us if there is any access on this land belonging to No 8 to allow maintenance of this Garage, in particular, rain water pipe work and soffit or does it rely on the goodwill of our neighbour? 3 - will gap between extension and No 6 boundary fence be sufficient for maintenance? 4 - No rainwater pipe work shown on ground floor extension - will this overhang? 5 - is roof of ground floor extension to be used as large balcony?	boundary tapers slightly - amended plans clarify this private matter see considerations below no - amended plans clarify
And 1 letter of support has been received on amended plans:	
Further to our previous comments, pleased to see the amended plans published on 26 April 2018, now specify a 1.1 m high fixed glass screen guard over the first floor French door with annotation "FIRST FLOOR INWARD OPENING FRENCH DOORS AS JULIET BALCONY NO ACCESS TO FLAT ROOF". On the basis of this amendment we would be happy to support the planning application, which is certainly a very	Noted

pleasing design.	

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
- (v) Southern Water
- (vi) CIL

(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 pattern and character of the existing terrace is a strong feature in the street scene with an unbroken rhythm and the proposed replacement of the end dwelling (No 8) is on a like for like basis replicating the height, eaves line and proportions of the original dwelling. The actual width of the replacement dwelling would be 0.3m wider than existing but this is so marginal that the eye would continue to read the terrace as a whole.

The proposed plans have paid careful attention to detail and the front elevation would include sash style windows and replacement chimney to book-end the terrace. The return west facing elevation of Nos 8 would also be visible in the street scene where it sits forward of No 6 and this gable end has been retained in profile with the side extension limited to single storey only. Two first floor windows are proposed in the end gable - but sited adjacent to simplify and appear as a single window.

Overall it is considered that the proposed front and side elevations would protect and retain the visual appearance of the terrace from the public viewpoint in the street scene. However, to the rear the pattern of gable end projections would be compromised. The two storey projection of No 12 would be truncated and become a parapet wall. Notice has been served on the owners of number 12 and a meeting agreed in principle the detail including preference for external gutter for ease of maintenance. The detailed works would be subject to the Party Wall Act.

Whilst this rear re-arrangement of gable end projections and introduction of more contemporary architecture, does alter the pattern of development across the rear terrace as a whole, nevertheless this rear elevation cannot be seen from any public viewpoint. The terrace is not Listed nor in a Conservation Area. It is a balanced decision to consider whether the harm caused from the rear element is so significant to substantiate a reason for refusal. Whilst the front and side public viewpoints have been carefully protected, the rear relationship is acknowledged as being less well integrated, but the harm in design and impact terms is not considered to be so significant on the character of the area to be materially harmful.

Overall, the proposed development would ensure the public character and uniformity of

the terrace is maintained, and is deemed appropriate in context to the main building and street scene, in accordance with policy CS16 and the Design Guide SPD.

(iii) Impact upon residential amenity

The proposed rear extensions have been designed with regard to the 45 degree code within the Borough Design Guide. The two storey element would project 1m deeper than the existing rear projection of No 12 which meets the 45 degree code and as such the light to and outlook from the first floor bedroom of No 12 would be protected.

The ground floor projections are deeper, and staggered, with No 10's being 1.8m beyond the first floor and Nos 8's being 4.2m beyond the first floor, i.e. 2.4 beyond No 10's. Whilst these single storey rear projections do not meet the 45 degree code, they are however only flat roofed with parapet height of 3m. Since under permitted development and with prior notification, a rear extension could be up to 6m deep, then the impact of the proposed single storey elements would be similar with no identified harm to neighbours in terms of outlook, overbearing or overshadowing.

No 6 to the west is a chalet style bungalow and has a detached garage and lean-to style greenhouse against the shared boundary with high shrubs providing some screening. The rear of the terrace is set back relative to the rear of No 6 and its main sitting out area. Therefore any overlooking would be to the side elevation of No 6 and not result in a sense of overlooking or material loss of privacy. The proposal does include large glazed areas and opening doors within the rear elevation but amended plans have reduced these in width to lessen the sense of overlooking. The plans have also been annotated to indicate no access to the flat roofed areas of the single storey extension. This would prevent them from being used as balconies and necessary to protect neighbouring amenity and therefore should be conditioned.

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 or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Highways and parking

The properties are currently 2 bedroom units with no on site parking - reliance is on street parking. Number 8 would remain as a 2 bedroom unit with no change to parking arrangements; nos 10 would become a 3 bedroom unit (with room in loft space) and the plans show the creation of a frontage parking space. Whilst the Parking SPD would normally require 2 on site parking spaces per 3 bed dwelling, the fact that an additional space is being provided for the additional bedroom means that the demand for on street parking should not be increased. On this basis there is no objection to the proposal on Highway grounds.

(v) Southern Water

Southern Water have objected to the proposal indicating that the development would be over an access point and change of direction of public sewer and build-over agreements are not permitted over such apparatus. They have however indicated that instead it may be possible to divert the sewer, and the applicant is aware of this issue and agreed in principle to the need to divert the sewer in advance of any construction. A condition needs to be imposed to cover this issue.

(vi) CIL

CIL forms have been completed which indicate that the additional floorspace would be

36sqm for No 8 and 33sqm for No 10. Even as a combined development the additional floorspace falls below the 100sq m threshold and as such there is no CIL liability.

8 **Conclusion**

On balance the scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and street scene 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/18/00001

(A) subject to the following conditions

No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: SPECIAL

- 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:

Location plan at 1:1250 and Site Plan at 1:500
Proposed Ground floor Plan Drawing 002 dated 15 03 18
Proposed First Floor Plan Drawing 003 dated 20 04 18
Proposed Roof Plans Drawing 004 dated 20 04 18
Existing Elevations Drawing 005 dated 20 04 18
Proposed Elevations Drawing 006 dated 20 04 18
Proposed Landscape Plan Drawing 008 dated 24 02 18
Proposed Rear Elevation Glazing Detail Drawing 009 dated 23 04 18

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s), including windows, which in the case of those on the front elevation shall be of an appropriate sash style, and privacy screen, have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour, finish and texture of the materials, plus section details for the sash windows. 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.

- 4 No development hereby permitted shall commence until the diversion of the public sewer has first been agreed in writing with the Local Planning Authority in conjunction with Southern Water. The agreed diversion must take place in accordance with a scheme and timing to be agreed with Southern Water.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The hereby approved flat roofed area to the rear of both No 8 and 10 shall not be used as a balcony or sitting out area.
Reason: To protect the amenity of the occupiers of the adjacent dwellings, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.