
Site Address: 60 Kings Road, Emsworth, PO10 7HW
Proposal: Erection of single storey and two storey rear extensions, front first floor projection, front roof alteration, first floor side window, erection of porch to side elevation and alterations to front canopy.
Application No: APP/17/00211 Expiry Date: 04/05/2017
Applicant: Ms Rofe
Agent: Mr Potter Case Officer: Tina Pickup
 James Potter Associates
Ward: Emsworth
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on a corner plot on the eastern side of Kings Road and is the southern-most dwelling fronting the foreshore such that it is aligned with the properties in Western Parade. It is a detached two storey dwelling constructed of red brick with first floor dark tile hanging beneath a brown tiled roof. It has front and rear small gable projections with a small balcony on the south elevation. There is a single storey linked detached garage/outbuilding at its northern side.

Vehicular access is taken off Kings Road with sliding gates already installed leading to a gravelled area providing parking for several cars. Boundaries are outwardly evergreen hedges but have vertical sleepers inside providing approximately 1.8m high secure boundaries.

The surrounding area is residential with the chalet style property to the north currently undergoing extensive refurbishment and extensions (as approved under APP/16/00828). The dwelling immediately to the west (7 Western Parade) is a modernised two storey dwelling having a large southern balcony and small central single storey rear extension on the rear (north) elevation. Long distance views of the site from Chichester Harbour show the existing dwelling sitting comfortably within the linear pattern of development along the foreshore with appropriately muted colours such that it is not overly visually prominent.

2 Planning History

None relevant

3 Proposal

Erection of single storey and two storey rear extensions, front first floor projection, front roof alteration, first floor side window, erection of porch to side elevation and alterations to front canopy.

The proposed alterations result in a refurbishment of the property and modernisation of its external appearance including use of off white render and grey cladding as well as a re-roof in either zinc or grey slate, including sail style overhangs on 2 front gables.

During the course of determining the application the originally proposed triple garage with flat sedum roof to the north has been reduced in scale to a double garage.

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))
- CS15 (Flood and Coastal Erosion)
- CS16 (High Quality Design)
- 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy

This property fronts onto Chichester Harbour AONB at the top of the Emsworth channel and is visible for several miles from the AONB to the south, viewed in a row of residential properties fronting onto the Harbour, against a treed backdrop. The existing house has brick elevations with dark tile-hanging to the first floor and white window frames. The proposal would extend the property to the rear and would add a two-storey projection to the south (Harbour-facing) elevation, including an unusual overhanging roof projection, which would be mirrored over the existing balcony, also on the south elevation. The whole house would be re-modelled, with off-white render, new glazing including vertically subdivided panels under the roof projections, a zinc roof, elements of grey weatherboarding and grey window frames.

The proposed extensions would not significantly increase the profile of the building as viewed from the wider AONB (the south and east elevations being the main ones exposed to view); however we do have some concerns regarding the proposed use of off-white render for the south elevation in particular, as this is a lighter colour than the existing dark tile-hung and brick elevations, which blend into the treed backdrop thereby reducing the prominence of the building currently. We would prefer to see the proposed grey weatherboarding used on the south elevation at first floor level (this being the most exposed to view), or a more muted colour of render used, to reduce the presence of the building. We have seen examples of other buildings along Western Parade utilising more muted colour finishes, such as No.3 (several properties to the east), which has helped to reduce their visual impact as viewed from the wider AONB to the south (see page 6 of the AONB Design Guidelines). In accordance with the AONB Design Guidelines, we would wish to see this approach adopted as much as possible, to avoid new development being visually intrusive in the wider landscape.

We have no objection to the proposed new windows, as these would use grey frames and would be partially shaded underneath the overhanging roofs, in accordance with the AONB Design Guidelines.

The Local Planning Authority is advised that overall, the Conservancy has no objection to the proposed extensions, but would ask that the finish of the south elevation be carefully considered and the proposed grey weatherboarding be extended to this elevation or a more muted colour render be used, to help provide a more restrained

appearance and reduce the visual prominence of the building in the wider AONB landscape. We would also ask that a schedule/samples of materials are agreed prior to construction, to ensure that the proposed zinc roof is of a suitable dark/matt finish; that the new glazing (including the balcony balustrade) be ordinary glass and not reflective solar control glass; and that the boundary hedgerows be retained.

Development Engineer - Highways

None received

Environment Agency

None received

Landscape Team, Havant Borough Council

-A requirement for a 3 no. bay garage, providing 6 no. parking spaces for a 4 bedroom house seems rather excessive. From a building scale and massing perspective, the garage proposal is not proportionate to the adjoining dwelling or the site it occupies.

- The existing vehicle access is not sufficient for this proposed layout arrangement, yet the application form states no proposal for access alteration. There does not appear enough space for vehicles to manoeuvre on site and we are also concerned about pedestrian safety implications of vehicles reversing on to Kings Rd with limited visibility.

- The existing mature hedging to the site boundary contributes to the quality of the Kings Road streetscape character, which provides screening benefit to the existing dwelling. The submitted block and location plans show a proposed sliding gate with no further information of material, form or construction detailing. The proposed access (and indeed potential increase of access required for highway safety) is likely to have a detrimental impact on the existing hedgerow, which has not been sufficiently addressed.

- The proposed sedum roof is deemed a positive feature of the application, whilst it is unlikely to be visible from much of the local area, it may offer some local biodiversity benefit.

On amended plans

Having reviewed the amended plans I can confirm I am now satisfied with the proposals in relation to the reduction of the garage. The proposals for the garage are now deemed appropriate and proportionate from a scale and massing perspective for the dwelling

Open Space Society

None received

Southern Water

The proposed extension lies over an existing public sewer. Any changes to the building foundations will require Southern Water approval and therefore the applicant will need to formally apply to build over/ close a "public sewer" which are contained in Southern Water guidance notes, available at www.southernwater.co.uk.

Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

Request an Informative added

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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.

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

7.3 The site is visible from the Chichester Harbour AONB and currently blends appropriately against the backdrop of trees and other residential development due to its dark, muted colours. The extensions effectively infill recesses of the existing dwelling, 'squaring' it off which means that the silhouette and profile of the dwelling is unaltered from the southerly long distance views. Therefore this aspect is acceptable, but concern has been raised by Chichester Harbour Board over the introduction of off-white render with limited grey cladding to the south elevation, which would make the dwelling lighter and brighter and more visually prominent from the long distance views. Similarly the proposed zinc roof needs to have a matt finish and the glazing non-reflective. This has been discussed with the agent who preferred to accept the imposition of a pre-commencement condition requiring the precise colour and extent of cladding to be agreed as his client had not yet finalised this level of detail.

7.4 The proposal would result in a modernisation of the appearance of the dwelling, changing its character, particularly with the zinc profiled roof and sail style overhangs; use of sedum roof above flat roofed garage; and change of materials. However the wider area is quite mixed with a variety of house styles and materials. The proposed style is considered appropriate to the foreshore setting and the retention of the boundary hedges and will continue to provide verdant screening at ground floor level.

7.5 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). It is considered that provided the colour of the render and extent of darker cladding areas are agreed by condition for the southern elevation, then the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The originally proposed triple garage was considered overly large and disproportionate to the host dwelling and space available to the north. The amended plans reduce this to a double garage which has a better scale and would retain a greater amount of grassed garden land to the north. It is set off the western boundary by between 1m and 0.7m and has a height of 2.8m. This boundary is well screened with a 1.8m high fence where close to the rear of 7 Western Parade and then the high evergreen hedge - therefore the impact of the garage will be minimal and having a sedum roof the outlook from first floor windows will be improved.
- 7.7 The other 2 storey extensions to the dwelling are to the eastern elevation which fronts Kings Road and will have no adverse impact on any nearby dwelling. The first floor balcony already exists and the southern elevation is very exposed to public scrutiny from the foreshore footpath - as such these southerly aspect gardens do not generally provide 'private' areas.
- 7.8 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood risk

- 7.9 The site lies within flood zone 3 and as a householder development a Flood Risk Assessment has been submitted indicating that the floor levels will be no lower than existing levels and flood proofing techniques will be in accordance with 'Improving the flood performance of new buildings' CLG (2007).

8 Conclusion

- 8.1 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, with a condition requiring the agreement of the colour of render and extent of darker cladding.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00211

(A) for the following reasons/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 Notwithstanding any description of materials in the application or the hereby approved elevations, no above ground construction works shall take place until the extent of the cladding for the south elevation is agreed and samples and /

or a full specification of the materials to be used externally on the building(s) 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 including details of the glazing and balustrade glass which should not be reflective. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the southern elevation is appropriately muted development and not overly prominent from Chichester Harbour AONB having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 No development shall commence until details of the planting for the hereby approved sedum roof has been submitted to and approved in writing by the Local Planning Authority. Such details shall include specification of the plant species, sizes and numbers, method of installation i.e. mat or tray or blanket system; and a landscape maintenance management plan for a minimum of 5 years. The sedum roof shall be implemented in accordance with the approved details and any plant which dies, becomes diseased or is removed within the first five years of planting, shall be replaced with another of similar type and size, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To achieve an appropriate long term landscaping scheme for the roof to mitigate any impact upon the amenities of neighbouring properties, in accordance with policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and the NPPF.

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

Block and Location Plan Drawing Number 16064-PL-001 Rev C
Proposed Ground Floor Plan Drawing Number 16064-PL-003 Rev B
Proposed First Floor Plan Drawing Number 16064-PL-004 Rev B
Proposed Elevations 1 Drawing Number 16064-PL-006 Rev B
Proposed Elevations 2 Drawing Number 16064-PL-007 Rev A

Reason: - To ensure provision of a satisfactory development.