

APP/17/00211: 60 KINGS ROAD, EMSWORTH: 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

Fully delegated Officer Decision from 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.

If you have any queries relating to the above please do not hesitate to contact me.

Regards,
Linda.

Linda Park MRTPI

| Chichester Harbour Conservancy