

Planning, Design and Access Statement

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.

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1. Introduction

1.1 This Planning Statement accompanies a full planning application at 60 Kings Road, Emsworth, Planning Portal reference PP-05862107.

1.2 The application is for 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.

1.3 The application is in accordance with with the Development Plan.

1.4 This statement sets out the planning policy context relevant to this submission and the parameters of the scheme with regard to the relevant Policies.

2. Site and context

2.1 The application site is forms a two storey, detached dwelling house sited on the west side of Kings Road but also fronts Western Parade. The property is of brick and hanging tile construction under a tiled roof.

2.2 The property is set opposite Chichester Harbour Area of Outstanding Natural Beauty and a public right of way sits directly to the south of the dwelling.

2.3 The application dwellings forms a building in as part of a prominent row of large, detached dwellings. The two dwellings immediately to the west of the application site have undertaken significant renovations.

2.4 These properties all have substantial front balconies with large windows. The recent amendments to these properties have used modern, clean materials, moving away from the dated brick and tile design.



2.5 Given the prominence of the site and the surrounding dwellings there is an opportunity to create a high quality design, in response to its location.

3. Planning Policy context

3.1 Section 38 of the Planning and Compulsory Purchase Act 2014 requires the determination of planning applications to be in accordance with the Development Plan, unless material considerations dictate otherwise.

3.2 The application site is located within the Havant administrative area. The development plan for Winchester City Council comprises the following:

- National Planning Policy Framework (NPPF)
- National Planning Practice Guidance (NPPG)
- Havant Borough Local Plan (Core Strategy)
- Havant Borough Local Plan (Allocations)
- Havant Borough Design Guide SPD

NPPF

3.3 The NPPF advocates a presumption in favour of sustainable development which should be seen as the key thread running through both plan making and decision taking. The NPPF also sets out 12 principles which should guide the planning process with the most appropriate in this instance being that planning should be; plan led; not simply be about scrutiny; and should drive and support sustainable development.

3.4 Section 14 also advises the LPA should approve development proposals that accord with the development plan without delay.

Local Policy

3.5 The Policies within the Development Plan that may be considered relevant to this proposal are:

Havant Borough Local Plan (Core Strategy)

- CS12 - Chichester Harbour Area of Outstanding Natural Beauty (AONB)
- CS16 - High Quality Design.

4. Key planning considerations

4.1. Principle of development

The site is located within the urban area, as defined within the defined policies map. As such, the proposal development is acceptable, in principle, provided the proposal accords with the relevant policies of the Local Plan.

4.2. Appearance and scale

4.2.1 The proposed development will be in keeping with the host dwelling in terms of scale and design, respecting the location of the property and the surrounding properties.

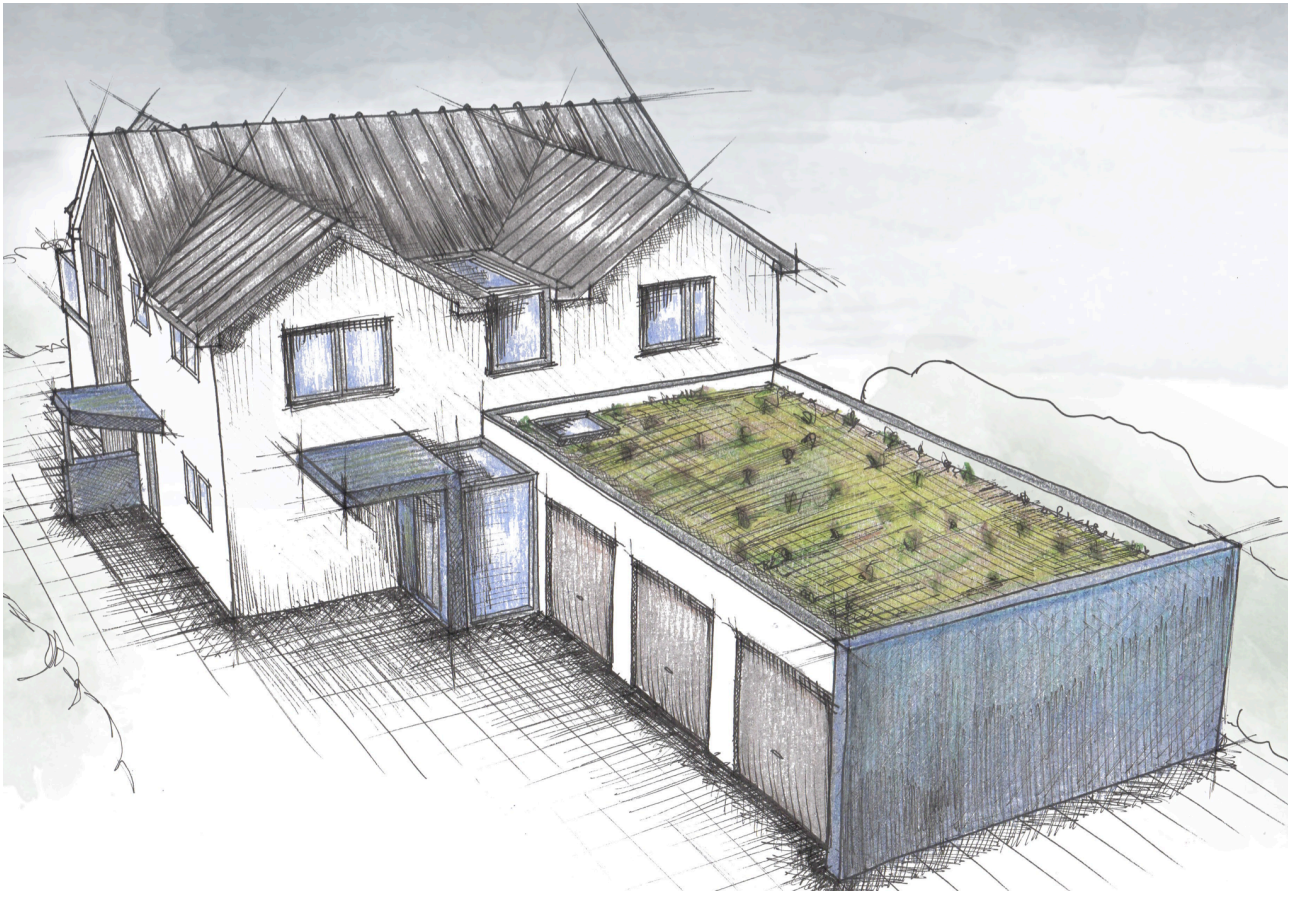


4.2.2 The rear two storey extension would mirror the existing two storey element on the dwelling including the gable projection as part of the roof design. This element would not project beyond the existing two storey rear projection. It is considered the addition of this element would balance the rear elevation of the host property, improving its appearance from the street scene.

4.2.3 The rear single storey extension would be of a simple design, complimenting the main dwelling. with the flat roof being replicated throughout the design; in between the two storey rear extension, the side porch; the rear porch; and the front balconies. As such this element would not have a harmful impact on the visual amenity of the locality.

4.2.4 The proposed alterations to the front balcony and first floor projection would be in keeping in terms of size and scale, adding visual interest to the front elevation. The additional elements would also be of a simple design, using large areas of glazing to add visual interest, breaking up the wide front elevation. The use of horizontal and vertical lines created a clean and uncluttered design.

4.2.5 In order to ensure the proposal has a positive impact, due to the simple design of the elements, high quality materials are proposed; a glass balustrade with aluminium posts; grey powder coated aluminium windows; zinc roofing; off white render; grey weather boarding; and blue/ grey micro cement.



4.3. Access

4.3.1 Pedestrian and vehicular access to the site will remain as existing.

4.4 Impact on residential amenity

4.4.1 The front projection and balcony alterations, the side balcony additions and two storey rear addition, in view of the fact it would not project beyond the existing two storey element, would not have any impact on the occupiers of the dwellings to the west.

4.4.2 The single storey rear extension would extend 12m beyond the rear of the dwelling but given it would be set off the boundary and its limited height there would be no harmful impacts on the occupiers of the dwelling to the west.

4.5. Highways/Parking

4.5.1 The proposed development has sufficient off-street parking with the garage having three spaces which are at least 6m x 3m. As such, the proposal is unlikely to increase car parking on the highway, to the detriment of highway and pedestrian safety.

4.6. Developer contributions

4.6.1 It is acknowledged the proposed development is CIL liable and an Additional Information form is submitted with this application.

