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|-------------------|-----------------------------------------|---------------|---------------|
| Site Address:     | 76 Warblington Road, Emsworth, PO10 7HH |               |               |
| Proposal:         | Single storey kitchen extension.        |               |               |
| Application Type: | Full Planning Permission                |               |               |
| Application No:   | APP/24/00385                            | Expiry Date:  | 17/07/2024    |
| Applicant:        | Mrs H Davies                            |               |               |
| Agent:            | Ms Jane Mottershead                     | Case Officer: | Denise Sheath |
|                   | JM Designs LTD                          |               |               |
| Ward:             | Emsworth                                |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site is the western most detached dwelling located at the end of Warblington Road, effectively on a tapered corner plot, having a frontage to Chichester Harbour foreshore. The application site is an older style chalet style detached dwelling, with previous extensions, and a dormer within the western roof slope. It is constructed of a mix of red multi brick and cream render beneath a traditional plain tile roof with decorative ridge tiles.

Vehicular access is taken off Warblington Road where there is a car port and store located against the eastern boundary - this was part of planning permission APP/18/00511. The site is level with the eastern side garden being totally decked, and the south and western gardens consist of a mix of lawned area, decking and shrubs. The site is enclosed with 2 metre high fence to the northern boundary and a mix of high wall and hedging to the southern and eastern boundary.

## **2 Planning History**

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

APP/18/00511 - Two storey extension to existing dwelling and new detached pitched roof car port and store, following demolition of existing garage. (Revised application). PERM - 10/07/2018

APP/19/01232 - Single storey extension on east elevation with new roof covering to existing mono pitch roof on south elevation. PERM - 12/02/2020

APP/24/00300 - Application for Certificate of Lawfulness relating to proposed small rear single storey flat roof side extension. WD - 20/05/2024

## **3 Proposal**

Single storey kitchen extension.

#### **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016  
Chichester Harbour AONB Joint SPD 2017

##### Havant Borough Local Plan (Core Strategy) March 2011

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

##### Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

##### Emsworth Neighbourhood Plan Post Examination Version 2020

ENP\_D1 (General Design Policy)  
ENP\_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

#### **5 Statutory and Non Statutory Consultations**

##### **Chichester Harbour Conservancy**

No Objection:

This proposed extension would not be visible from public vantage points and would therefore have no significant impact on Chichester Harbour National Landscape / AONB

##### **Emsworth Residents Forum**

No comments received

##### **Environment Agency**

We have no objection to the proposal as submitted.

##### **Hampshire Biodiversity Information Centre**

Within 50m Notable and protected species and Priority Habitats, SSSI, SPA, RAMSAR, SAC

**Officer Comment:** It is not anticipated that the development would harmfully impact ecology or habitats.

#### **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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

## **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 / AONB
- (iii) Effect on neighbouring properties

(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 / AONB

7.3 The proposal is for a single storey flat roof infill extension within the eastern elevation of the property. The proposed extension would have a depth of 2.7m a width of 2.7 with a maximum height of 2.8m. The infill extension will be located between the existing kitchen and utility area. The materials to be used on the construction will be similar in appearance to the existing property materials. Due to its location at the eastern side elevation the proposal would not be readily visible from the public realm of Warblington Road or the promenade directly adjacent the rear boundary. It is therefore considered that the proposal would not have a harmful impact upon the character of the host dwelling or the streetscene. Given the design and position of the extension it is not considered that there would be any impact on the adjacent Chichester Harbour AONB and it is noted that Chichester Harbour Conservancy have raised no objections to the proposed development.

7.4 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

7.5 The proposed extension would have a distance of approximately 6.4m to the facing eastern boundary with a further distance of approximately 16m to the side facing elevation of the neighbouring property to the east (No.74 Warblington Road). It is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have minimal and acceptable impact upon this neighbouring property.

7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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

- 7.7 The proposed alterations fall within the definition of 'minor development' in relation to flood risk and a Flood Risk Assessment has been provided including flood resilience measures.

**8 Conclusion**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

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**9 RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00385 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 16 May 2024  
Flood Risk Assessment - Received 26 June 2024  
Location Plan - Received 17 May 2024  
Site Plan - Received 17 May 2024  
Proposed Ground Floor Plan - Received 17 May 2024  
Proposed East Elevation - Received 17 May 2024

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used 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.