
Site Address:	42 Warblington Road, Emsworth, PO10 7HQ		
Proposal:	Proposed two storey and single storey rear extension; first floor front extension.		
Application No:	APP/15/00035	Expiry Date:	10/03/2015
Applicant:	Mr K Bond	Team:	Team 2
Agent:	Mr Gosling	Case Officer:	Bee Crawford
	PMG Building		
	Design&Consultancy Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached dwelling and attached garage to the side with a brown tiled pitched, mono-pitched and hipped roof and elevations of red multibrick, white painted brickwork and tile hanging at part first floor. The site is level with dual vehicular access to the front, a concrete parking area, grass and shrubs, enclosed by walls and a fence. The rear garden is mainly laid to lawn with a patio area, raised planters, shrubs and a greenhouse and has a 1.8 metre high fence and hedge to the north eastern boundary, a 1.8 metre high wall to the south western boundary and a 1.8 metre high hedge and trees to the rear.
- 1.2 Large two storey detached properties lie to the north east, south west and opposite the site and the rear gardens of a properties in Beacon Square are to the rear. The surrounding area is of low to medium density consisting of a mixture of large detached two storey dwellings and bungalows of individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a first floor front dormer style extension, a part single storey and part two storey/first floor extension to the rear and the provision of a new first floor window to the north east elevation. The first floor front dormer style extension is 1.9 metres in depth, 2.9 metres in width, with a pitched roof of 1.6 metres to the eaves (4.8 metres from ground level) and 3.5 metres to the ridge (6.6 metres from ground level). The single storey rear extension is 1.6 metres in depth, 3.9 metres in width with a mono-pitched roof of 2.2 metres to the eaves and a total height of 3.7 metres. This element of the proposal falls within the criteria of permitted development. The part two storey/first floor rear extension has a depth of 2.8 metres reducing to 1.6 metres, a width of 5.55 metres with a pitched and hipped roof of 4.8 metres to the eaves and 7.2 metres to the ridge. The proposal also includes the blocking up of a door and the provision of a new window to the south west existing conservatory will be removed.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeologist
No adverse comment.

Development Engineer - Highways
No adverse comment.

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: 6

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 streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposed front dormer style extension would be visible from the public realm,

although the property is situated in a varied streetscene and the current building line is approximately 9 metres away from the highway. There is adopted supplementary planning guidance in the form of the Borough Design Guide which advises that dormers should not dominate the roof or the existing building. Whilst not extending beyond the side (south western) elevation of the existing property, maintaining the 0.9 metre distance from the property boundary, the proposal would result in a noticeable addition, however it is considered to be appropriate in relation to the existing design and streetscene.

- 7.4 The extension to the rear comprises of a single storey extension and part two storey, part first floor extension over an existing extension. Whilst the increase in the footprint of the property is not substantial, it would result in a sizeable addition to the original volume of the property, however it is considered that this can be comfortably accommodated within the extent of the site. The existing conservatory is to be removed, enhancing the depth of the garden by approximately 3 metres and it is considered the proposal will regularise the external appearance of the property. The design and appearance of the extension is deemed suitable in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality which is diverse and with a generally well spaced pattern of development.

(iii) Effect on neighbouring properties

- 7.5 The siting of the proposed rear first floor extension could be considered to lead to a loss of light and possible overlooking and overbearing to the neighbouring property at number 40 Warblington Road. However, the proposed windows are of a modest size serving bathrooms, there is a 5 metre gap between the extension and number 40 and there are no windows in the side elevation of this property, which has been extensively extended. There is a ground floor secondary window in the north eastern elevation of the property at number 44, although it is unlikely to be significantly affected by front extension.
- 7.6 There are no windows in the south west elevation of the proposal and the existing door on the south west elevation which is to be replaced by a window does not require planning permission. It is deemed the neighbouring property at number 40 would not be adversely affected by the proposed first floor rear extension and the single storey extension falls within the criteria for permitted development. The properties to the rear are in excess of 30 metres from the application site, therefore it is considered the development would not be intrusive, any perception of overbearing would be minimal and there would be negligible impact on the properties immediately adjoining the site and the properties to the rear.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to

GRANT PERMISSION for application APP/15/00035 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 **The windows [at 1st floor level]** in the north east elevation of the building shall:-
 - i) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
 - ii) be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 001 rev B	Location plan, site plan, existing floor and elevations plan, proposed roof plan
Drawing No. 002 rev B	Proposed floor and elevations plan
Drawing No. 003 rev B	Proposed section and structure plan

Reason: - To ensure provision of a satisfactory development.