

3 Marina Close, Emsworth

Design and Access including Heritage statement

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Site Location

The application site is 3 Marina Close, Emsworth, Hampshire. The property is an end of terrace forming three houses along a dead end road named Marina Close.

There are a number of residential properties within the area of which comprise of different styles of Architecture and of mixed form. Marina Close is a reasonably discrete road off King Street. Kings Street itself is the main route to the town centre.

The application site sits within an established and mature part of the town adjacent to the Slipper Mill pond and river entrance.

Description of proposed works.

The proposed works comprise of a single story North Elevation extension to provide a ground floor bathroom and improved entrance hall. First floor window and door alterations and a loft conversion.

Appearance

The **existing** building comprises of mainly painted render, with small section of North elevation being of facing brickwork. The first floor rear terrace wall is clad in white upvc cladding. Flat felt roofing to garage and small section of North first floor projection. Main building roof is concrete interlocking tiles. Windows and doors are white upvc.

The new **proposed** appearance is to clad first floor external walls with a prefinished pastel coloured timber effect boarding, with new colour through render below. These proposed new finishes provide a maintenance free solution to the property which is exposed to the elements and as such requires ongoing maintenance to the existing painted render. The North single story extension does not project passed the existing building line and is considered to be in keeping with the property.

Conservation Area / Listed Buildings / Heritage

The application site sits within the Emsworth Conservation Area, however there are no listed buildings in the vicinity, and the area is described as being of modern infill 70's / 60's style housing development. Any buildings of local interest are not considered to be affected by the application sight. The proposed extension design takes into consideration these adjacent properties by careful positioning and minimising scale and mass as identified above.

Landscaping

No new landscaping works are proposed.

Access

Pedestrian and vehicle access will remain the same.

Biodiversity

The proposal will have no impact on wildlife habitats or other protected species that may be present in the town.

Neighbour and Noise Amenity

The scheme has been carefully designed to ensure there is no loss of light or overlooking windows with regard to neighbouring properties.

Conclusion

It is considered that the proposal has no effect on both the built and natural environment.

The use of rendered finishing to the wall and prefinished timber effect boarding are all in keeping with the materials found in the locality and reflect the local context of the surrounding area.

Overall, therefore the proposals will sit within and preserve the character of the conservation area.

The development will not harm or be detrimental to the setting or the overall character and appearance of the conservation area.

In view of the issues detailed in this report it is considered appropriate that planning permission be granted for the proposal
