
Site Address:	14 Bath Road, Emsworth, PO10 7EP		
Proposal:	Replace existing conservatory with single storey rear extension; new first floor bi-fold windows on rear elevation and first floor side window.		
Application No:	APP/16/00510	Expiry Date:	13/07/2016
Applicant:	Mr Bowden		
Agent:	Mr Bertha	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site consists of a two-storey, end of terrace dwelling having a hipped roof, with a double height projecting bay on the front elevation. Materials are a mix of red brick and cream painted render; there is a pitched roof front porch. The site is located in the Emsworth Conservation Area and fronts onto the Town Mill Pond. The frontage of the site is graveled, which allows for on site parking; with low hedging providing the front boundary treatment to No 13 to the north and a side ginnel to the south.

To the rear is an existing old, nearly full width, lean-to style conservatory having a depth of 2.4m. No 13 to the north has a single storey rear extension of similar depth with a sloping roof. The land is flat and the rear side boundary with No 13 comprises 1.8m high close boarded fencing and 1.5m high with trellis above to No. 15. There is a willow tree in the rear garden.

The site also falls within Flood Zone 3 area.

2 Planning History

None

3 Proposal

It is proposed to replace the existing conservatory with a single storey rear extension having a depth of 2.5m with sloping roof having a maximum height of 3.3m; internally it is proposed re-arrange the layout having bedrooms on the ground floor and the kitchen and living area on the first floor.

The original plans proposed a rear sitting out balcony with opening doors. The amended plans have omitted the balcony and instead propose two bi-fold windows set at 700mm above internal floor area with toughened glass screens as balustrades installed internally to provide safety barriers to a height of 1.1m. It is also proposed to add a side first floor window and raise the cill level of the front first floor window.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer - The significant view of the property from within the Conservation Area is of the front elevation from the waters edge/across the water. The Emsworth Conservation Appraisal identifies the fronts of the properties in Bath Road as being important. The only change to the front elevation is the rising of the sill height of the window above the front door. Whilst the properties in Bath Road all have slight variances to their front elevation through different glazing arrangements the window at first floor are on the whole of uniform size along the road. Considering the variation in porches and dormers to the front elevation of neighbouring properties, the raising of the sill height is not deemed to have a significant impact on the Conservation Area.

The changes to the rear are more marked. The replacement of the conservatory with two sets of bi-fold doors and a tiled roof reflects the extension to the adjoining property. The decision to replace the windows and doors with white UVPC to match is more in keeping with the front of the property and neighbours. These changes to the ground floor are obscured from view from the allotments by shrubbery. However the first floor is more prominent. The properties in Bath Road have a fairly uniform window pattern and size at first floor. This application departs from this arrangement with a proposal of four bi-fold doors across the balcony and single pane window. This is deemed not to be harmful to the character of the Conservation Area as it is on the rear elevation and not a key view, although visible from the allotments it is less prominent than the dormer windows visible on other properties.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: 27/05/2016

Number of representations received: 0

Summary:
Comment:

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) Impact upon the streetscene and Conservation Area
- (iii) Impact upon residential amenity
- (iv) Flood risk

(i) Principle of development

The application site is situated within the built up area of Emsworth where further development is considered acceptable subject to the usual development control criteria. The location of the site within Emsworth Conservation Area requires greater care in the consideration of the details to comply with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the character and appearance of the area.

It must be noted that now the balcony has been omitted from the scheme, the rear extension itself is permitted development. It is only the insertion of the clear glazed kitchen window in the side elevation that could be opened below the internal criteria of 1.7m that is not permitted development that triggers the need for planning permission.

(ii) Impact upon the streetscene and Conservation Area

Bath Road lies at the western edge of the Mill Pond within the Town Mill Pond Sub Area B of the Character Appraisal document. Bath Road is noted as being "mostly inter-war rows and semis of post-war housing which is suburban in character....Although of modest design the appearance of these houses is enhanced by the waterside location. They are...complimentary to the Mill Pond, providing an uncomplicated backdrop."

The only element of the proposal that is on the front elevation that is visible to the wider public and Conservation Area is the raising of the cill on the front window. Considering the other subtle differences amongst the properties in Bath Road eg varying porches, then this is considered very minor and insignificant. The effect of the proposal on the street scene and character of the Conservation Area is therefore considered acceptable.

(iii) Impact upon residential amenity

As originally submitted the proposed first floor rear balcony was considered to have a detrimental effect on the amenity of neighbours from increased overlooking and loss of privacy. This has been omitted from the scheme and the amended plans now propose bi-fold opening windows in the rear elevation. The existing cill levels are low and the proposal involves widening both window openings and dropping the cill of one to the lower level of the second. Internal toughened glass safety barriers would be installed. These changes would result in some additional views possible across the rear gardens, particularly so as the first floor is to become the lounge area. However these changes (both the enlargement of the windows and the internal re-arrangement) are permitted development and therefore it would be inappropriate to raise objections on residential amenity grounds.

The proposed side window that does require planning permission would serve a kitchen. It is sited near the front elevation over the shared rear access to the gardens of both the application site and No 15 to the south. No 15 is a brick gable end with just 1 obscure glazed ground floor window. There would be no loss of amenity to the occupiers of No 15 as a result of the additional window.

(iv) Flood risk _

The proposed internal re-arrangements to make the house 'upside-down' with bedrooms on the ground floor within Flood Zone 3 is not something that would be supported if the proposal had been for a new dwelling. However as permitted development internal alterations to an existing dwelling, the LPA has no control over this. The agent has been made aware of the risk and the first floor windows do provide for a means of escape. An Informative can be added advising the applicant's to seek the appropriate advice from the Environment Agency re Flood Risk.

8 Conclusion

The amended plans are considered acceptable and recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00510

(A)

(B) 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and Block plan Drawing No 16030-001
Existing plans, elevations & sections Drawing No 16030-001
Proposed plans, elevations & sections Drawing No 16030-002a
Flood Risk Assessment May 2006
Reason: - To ensure provision of a satisfactory development.