
Site Address: 21 King Street, Emsworth, PO10 7AX
Proposal: Revised Application for proposed loft conversion including revised roof, rear dormer, proposed second floor gable window. Demolition of single-storey side lean-to and rear WC extension and erection of replacement single-storey side and rear extension. Revised fenestration.
Application No: APP/16/00073
Applicant: Dr Bond
Agent: Mr Hinton
Ward: Emsworth

Expiry Date: 18/03/2016
Team: Team 2
Case Officer: Rachael McMurray
Corinthian Architectural Design

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Emsworth, in Kings Street, in the Emsworth conservation area. It comprises a two-storey, end of terrace dwelling. An access road runs along the west elevation leading to dwellings at the rear of the site. The main entrance to the dwelling is located on the side/west elevation of the house. The rear garden is enclosed by a wall. There is an existing lean to on the rear elevation.

2 Planning History

APP/15/01245

Proposed loft conversion including revised roof. Demolition of single-storey side lean-to and rear WC extension and erection of replacement single-storey side and rear extension. Revised fenestration.

3 Proposal

The application is for a development identical to that approved under APP/15/01245 including: Proposed loft conversion including build up of side hip to a gable end, new roof light in the front roof slope and rear dormer window and demolition of single-storey side lean-to and rear WC extension and erection of replacement single-storey side and rear extension, but with the addition of a second floor gable window.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy:

No objections so long as appropriate materials are used.

Conservation Officer:

Raise no objection. subject to the following conditions being included:

1. Submission and approval of external material samples. Expecting the use of natural slate
2. More detailed information about the roof light and a section plan to show how this sits in the roof plane as per standard conditon.

Officer Note: *These conditions were not applied to the previous planning permission. It is considered that the use of the conservation style roof light would be appropriate as shown on the plans as these are designed to fitted flush with the roof slope. Furthermore, so long as the materials stated on the application form (which include slate for the roof) are used, then this would be appropriate.*

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: 7

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

- Full vehicular access is maintained at all time to 19a and 19b King Street and 1-5 John King Shipyard.

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 the design and impact upon the streetscene

(iii) Impact upon residential amenity

(i) Principle of development

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

(ii) Appropriateness of the design and impact upon the streetscene

The rear extension would replace an existing lean to with a flat roof structure which would extend out a further 1m than the existing lean to. It would extend out the existing utility room to the same depth to make one large kitchen area. The NW elevation which would be most visible from the streetscene and conservation area would comprise a white painted rendered wall with a monopitched 'grey' glazed mono-pitch roof behind and a parapet wall concealing a composite grey flat roof behind. Whilst the flat roof is not the most ideal design solution given the traditional character of the dwelling, it is subservient to the main dwelling and would not form an incongruous feature. The main house is currently brick but this would be rendered and painted to match the extension.

The rear dormer would have a mono-pitch roof and would be suitably subservient and centrally placed within the roof slope. The front facing roof light window has been amended for a more modest version. The Council's Conservation Officer has been consulted and has not raised any objections with the proposals. Overall they form a cohesive design solution which is not considered to have an adverse impact on the character of the dwelling, or the visual amenity of the streetscene or conservation area.

(iii) Impact upon residential amenity

The neighbouring property at No. 23 also has a lean to on the rear elevation. Due to its single storey height and depth, the proposed rear extension would not result in an adverse loss of outlook or amenity to the neighbouring property.

The additional second floor gable end window face towards the side garden of No. 19. However, it would serve a stairwell and as such, views from the window would be restricted.

8 Conclusion

The revised application 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/16/00073 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 be those as stated on the application form received on 22 January 2016.

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 - Serial No: 77522

Proposed elevations and floor plan - DN: 001 Proposed scheme - Date - 02 03 16

Reason: - To ensure provision of a satisfactory development.