
Site Address:	4 Marina Close, Emsworth, PO10 7BG		
Proposal:	Proposed single storey front extension and the addition of roof lights.		
Application No:	APP/14/01058	Expiry Date:	04/12/2014
Applicant:	Ms Timms	Team:	Team 2
Agent:	Ms Shawley	Case Officer:	Daphney Haywood
	Think Architecture Consultants Limited		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located in Marina Close which is situated at the southern end of Kings Street in Emsworth within the boundary of the conservation area and Chichester Harbour AONB. It comprises a two-storey, end of terrace dwelling with a pitched roof. The front elevation which faces north, includes two flat roof sections one being the garage which projects forward of the front building line. The other is a two-storey section which also projects forward and includes the staircase and bathroom internally. There is a parking space in front of the garage. The rear elevation faces south onto Emsworth Harbour. This includes a flat roof sun room at ground floor with a first floor balcony over.
- 1.2 The terrace comprises only three properties, all of an identical appearance - No's 3/4/5. To the west of the terrace is a terrace of five properties. These are three-storey height and form part of Kings Street. To the east and south of the terrace is Emsworth Harbour

2 Planning History

APP/14/00632

Proposed two storey front extension, addition of cladding to the front extension and a new dormer window to the rear elevation. refused 2014

APP/13/00945 - 3, 4 and 5 Marina Close

Rear extension following demolition of existing sun rooms; rear terraces at first floor level and alterations to first floor windows and doors; first floor weather board cladding. permit

3 Proposal

- 3.1 Proposed single storey front extension and the addition of roof lights. It is worth nothing that the roof lights do not require planning permission but have been included on the plans for information.

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

English Heritage Guidance: The Setting of Heritage Assets (2011)
The adopted Supplementary Planning Document: Havant Borough Design Guide (2011)
Conservation Area Character Appraisal and Management plan for Emsworth (2010)
The extant Practice Guidance to the former National Planning Policy Statement PPS5: 'Planning for the Historic Environment' and National Planning Practice Guidance (2014), including: 'Conserving and Enhancing the Historic Environment' and 'Natural Environment'.

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer No objection
Environment Agency, Planning Liaison - South Downs no bespoke comments to make.
Chichester Harbour Conservancy No objection
Hampshire Biodiversity Information Centre No comments received

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: 3

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

Statutory advertisement: 17/10/2014

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:

- (ii) Appropriateness of the design and effect on the streetscene
- (iii) Effect on the character of the conservation area
- (iv) Effect on the neighbouring properties

(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 effect on the streetscene

- 7.3 This mid terrace property is one of 3 properties originally of identical design and forming the terrace row. Permission has been granted for a similar extension at No3 which has now been implemented and thus altering this symmetry however, the main features such as the projecting flat roof sections would not fundamentally change and therefore the properties still retain a similar appearance. The infill of the gap between the garage and the two-storey flat roof section would not harm the overall visual appearance of the dwelling. The finished materials would be render and cladding, to match the agreed finish for all properties in the terrace.

(iii) Effect on the character of the conservation area

- 7.4 Whilst it is located within the Emsworth conservation area boundary, the southern section of Kings Street comprises more modern development compared to the older development northwards. However, the properties were constructed around the 1960's and some are in need of modernisation and upkeep in terms of their visual appearance and materials. The Council's Conservation Officer has been consulted and has advised that there are no objections to the proposal in terms of its impact on the conservation area.

(iv) Effect on the neighbouring properties

- 7.5 No. 4 is located mid terrace adjacent to Emsworth Harbour and there are no neighbouring properties to the immediate rear of the property. The closest neighbour to the north is No. 2 Marina Close however, this faces west and the front outlook from No. 3 is onto the side elevation of No. 2. As the proposed works would only involve single storey development it is unlikely that they would have any impact on No. 2. The front building line would be extended forward by 2m adjacent to No. 4 Marina Close however, this would be adjacent to a garage and would therefore not affect the outlook from any windows or result in a loss of light/privacy. Overall impact to neighbouring properties would be minimal.

8 Conclusion

The 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/14/01058

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 Unless cladding and render finish subject to Planning Permission APP/13/00945 is implemented, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Desing and Access Statement REF1058DAA2
Location Plan -0158 PL01 rev A
Existing plans and elevations - 0158 PL02
Proposed floor plans -0158 PL03 Rev B
Proposed elevations - 0158 PL04 Rev B
Block plan - 0158 PL05 Rev A

Reason: - To ensure provision of a satisfactory development.