
Site Address: 10 Warblington Road, Emsworth, PO10 7HQ
Proposal: Demolition of rear extension, new side and rear extension, new roof space with raised ridge height with two front facing dormer windows, and relocation of driveway.
Application No: APP/13/00997
Applicant: Mr & Mrs Foster
Agent:
Ward: Emsworth

Expiry Date: 03/12/2013
Team: Team 2
Case Officer: Aaron Wright

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a modest sized bungalow finished in cream render. It has two bay windows on the front elevation, with the entrance door on the side elevation. The area in front of the dwelling has been hard surfaced to provide on-site car parking.

To the east of the application site is a private access track that leads to an allotment area to the rear. On the other opposite side of the access track is No.8 Warblington Road, a modest sized bungalow. To the west of the application site is No.12, a detached bungalow. Adjacent to the application site is a large two storey dwelling, and further west along Warblington Road are two-storey dwellings.

2 Planning History

None

3 Proposal

The application proposes to demolish the existing rear extension and construct a new side and rear extension. The ridge height is to be increased to provide new accommodation within the roof space. Two dormer windows and a roof light are proposed in the front elevation. A new entrance porch would be provided centrally within the front elevation. Additional windows and doors are proposed in the side elevations of the property. The dwelling would be finished in white render with a red brick plinth with plain clay tiles.

The existing access point to be relocated along the driveway. The original plans proposed a detached garage to front. However, the garage has been deleted from the scheme, as this element was not considered acceptable in planning terms.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

None

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: 4

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) Impact upon residential properties
- (iii) Impact upon the character of the area

(i) Principle of development

The application site is situated within an urban area and as such the principle of development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon residential properties

To the east of the application site is a private access track and No.8 Warblington Road. There is a 6m separation distance between the side elevation of No.8 and No.10. No.8 is a modest sized bungalow with windows at ground floor level in the west elevation. The proposed alterations to No.10 would include high level windows to allow light into the new study and full length windows and roof lights for the sun room at the rear. The roof has been hipped so that it slopes away from the neighbouring property to the east. It is not considered that the proposed development would result in any significant loss of amenity to No.8 Warblington Road.

To the west of the application site is No.12 Warblington Road, a bungalow with an attached flat roofed garage. This dwelling sits further back into its plot than No.10, resulting in a staggered front building line. There is a 7m separation distance between the side elevation of No.10 and

the main side elevation of No.12. As No.10 sits forward of No.12, its not considered that the additional windows and doors in the side elevation would adversely affect the amenity of No.12.

The application proposes to increase the ridge height of the dwelling and provide large first floor windows in the rear elevation to allow light into the master bedroom. It is not considered that these windows would result in any significant loss of amenity to No.12, as the private rear garden for No.12 is over 20m from these windows and screened by the attached flat roof garage.

(iii) Impact upon the character of the area

Warblington Road is characterised by a mix of properties with two-storey dwellings and bungalows. The is application proposes to convert the existing bungalow into a chalet style property with living accommodation within the roofspace. The dwelling would have a ridge height of 6.8m. Although the application site sits between bungalows, given that there are two storey properties within the streetscene and directly opposite the application site, it is not considered that the proposed development would adversely affect the character and appearance of the streetscene. The alterations to the dwelling would enhance the overall appearance of the dwellinghouse.

8 Conclusion

The proposed development is not considered to adversely affect the residential amenity of the neighbouring properties. The increasing of the ridge height to 6.8m is not considered to adversely affect the character of the streetscene. The recommendation is to grant permission subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00997 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Block Plan (Drawing No.AP 00.01 Rev A)
Roof Plan and Site Plan (Drawing No. AP 10.03 Rev A)
Proposed Elevations (Drawing No.AP10.02)
Proposed Floorplans (Drawing No.AP10.01)
Photographs of Existing Property (Drawing No.AP 20.01)
Existing Site Survey

Reason: - To ensure provision of a satisfactory development.

