
Site Address:	44 Warblington Road, Emsworth, PO10 7HQ		
Proposal:	Erection of a two storey extension to the front (North West) elevation, including vertical cladding. Also extension to existing integral garage.		
Application No:	APP/15/00298	Expiry Date:	07/05/2015
Applicant:	Mrs Battye	Team:	Team 2
Agent:	Ms Smith	Case Officer:	Tina Pickup
	PWP Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is the last dwelling on the south side of Warblington Road before a gap comprising a garden with mature trees of a substantial detached dwelling in Curlew Close. The site lies opposite Clovelly Road and therefore is in a prominent position providing the focal point from that road. The area is characterised by relatively large detached dwellings set in modest plots of traditional brick and tiled visual appearance.

No 44 is a substantial detached red brick dwelling with a central first floor tile hanging panel, beneath a fully hipped plain tiled roof. The property includes a small gable projection at its northern end, and an integral garage at its southern.

2 Planning History

91/56186/001 - two storey extension to rear PP 17/6/91

3 Proposal

The proposal involves reconfiguring and modernising the dwelling, including a front extension that would be 1.2m deep and would be 8.3m wide at ground floor level (across the southern half of the dwelling) with just the central element being two stories creating a feature gable at 4.1m wide. The single storey forward projection would have a sloping roof above an enlarged integral garage.

As part of the proposal the external finish of the dwelling would be materially altered through the use of modern materials - it is proposed to render most of the elevations with the central gable and rear gable being vertical cementitious cladding; windows replaced with grey upvc and a glass entrance canopy.

The plans also show a change to windows on the rear elevation, most notably involving a first floor juliette style opening glass doors and an additional ground floor patio door. However these changes do not require planning permission in their own right.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The Highway Authority has no objection to the principle to the development. However, the application makes no reference to the additional vehicular access shown on the submitted drawings; therefore an informative is required (on the decision notice) stating that permission is required from the Highway Authority for the creation of the access.

County Archaeologist

The site is located around 30 metres to the west of an Area of high Archaeological Importance (AHAP); a settlement site dating from the Saxon period that has been discovered via a series of archaeological investigations within Emsworth. Prehistoric and Roman material has also been recorded during development at 47 Warblington Road, 100 metres to the west of the site. Although the site is therefore in an area of good archaeological potential, the small scale of the ground works associated with the proposed development means that I would not raise an archaeological issue in this instance.

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: 6

Number of site notices: - n/a

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 the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways - parking and access

(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) Impact upon the streetscene

The proposed front extension is well designed and appropriate to the host dwelling in terms of scale and mass. It is the effect of the use of modern materials and the resultant change in visual appearance of the dwelling that will have the greatest impact in street scene terms. However the site is not within a Conservation Area and as such the application of render, cladding and use of grey upvc windows would not require planning permission in their own right. Given that similar external changes were recently approved by Members at Committee at 10a Esmond Close (APP/14/01182 refers) where it was concluded that it would be inappropriate to be overly prescriptive on choice of materials and a mix of finishes and colours within the street scene contributes to the evolving character and visual appearance over time.

The location of this site is a focal point when viewed from Clovelly Road, and the proposed alterations would provide a modernisation and visually interesting mix, contributing to the character of the area. Accordingly the proposal is considered to represent a high quality design as required by Policy CS16.

(iii) Impact upon residential amenity

The proposed front extension has no impact on adjacent residential amenity. The rear garden is well screened with mature hedging and hence the rear juliette balcony (which is a Permitted Development) would not have any detrimental effect on neighbouring amenity.

(iv) Highways - parking and access

The property will remain a 4 bedroom dwelling and as such the required 3 on site parking spaces can be adequately provided. The plans show a revision to the drive and creation of a second access. As a non-classified road this additional access does not require planning permission but consent must be sought from the Highway Authority for the dropped kerb - an Informative can be added to this effect.

8 Conclusion

The proposed front extension is considered visually acceptable and has no detrimental effect on neighbouring amenity. It is therefore recommended to grant permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00298, 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 & block plans Drawing No 1100
Site layout Drawing No 1101
Existing elevations Drawing No 1300
Proposed elevations Drawing No 1301
Existing ground and first floor plans Drawing No 1200
Proposed ground and first floor plans Drawing No 1201
Existing and proposed roof plans Drawing No 1202

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall be as stated in the current application or otherwise 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.