
Site Address: 10A Esmond Close, Emsworth, PO10 7HX
Proposal: First floor side extension, single storey rear and front extensions, new fenestration, and internal alterations.
Application No: APP/13/01280
Applicant: Mr & Mrs Crawley
Agent: Mr Critchley
Ward: Emsworth

Expiry Date: 15/02/2014
Team: Team 2
Case Officer: Richard Nash

Agent: Martin Critchley, Architect

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional character and brick and tile finish, located within a reasonably sized plot on the western side of Esmond Close, a cul-de-sac accessed off the north-eastern corner of Beacon Square. The site has a low wall and planting to the front boundaries and fencing to the rear. The area is characterised by dwellings of a broadly similar scale and character.

2 Planning History

None

3 Proposal

The current application proposes the construction of a first floor side extension, single storey rear and front extensions, new fenestration and internal alterations, and incorporates a change of facing materials to use painted render and cladding.

4 Policy Considerations

National Policies

National Planning Policy Framework ('NPPF')

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

County Archaeologist:

Given small scale of proposed development there are no archaeological issues 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: 9

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: 5

Summary:

First floor side extension would block light and warmth to property on opposite side of road.

No details are given of type of fenestration that will be used.

House is not sufficiently remote from neighbouring properties that finishing materials can be changed but is one of a row, in a close that is a part of the Harbour Estate. Whilst varied in style, these properties conform to similar brick and tile construction. A larger dwelling having an exterior finish of cement rendering and cladding would be unacceptable. Appearance of mineral cladding boards, whatever colour is chosen, would clash markedly with otherwise consistent brick. Rendering existing and new brickwork with stone paint, the colour of which could be changed at any time, is out of keeping with rest of properties and street scene.

Conveyance of original dwellings prevents use of non-traditional materials such as mineral cladding.

Comment:

The contents of deeds are not a material planning consideration. The impact of the proposal on local and neighbouring amenities is discussed below.

7 Planning Considerations

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 on application site and locality
- (iii) Impact on neighbouring amenities

- (i) Principle of development

It is considered that the provision of extensions and alterations to a dwelling of this scale and character, and in this location, would be acceptable in principle.

- (ii) Impact on application site and locality

In terms of their siting, scale, bulk and shape, the proposals would appear as

complementary and subservient additions to the dwelling, and would ensure that a good degree of external amenity space was retained at the property. It is also considered that (in those terms stated) the elements of the proposal visible from within the public domain would be relatively modest and set back from the public highway, and would not have a detrimental impact on the street scene.

The proposal does however include a radical overhaul of finishing materials to the dwelling, particularly through the introduction of cladding and painted render. It should be noted that whilst mineral cladding was initially proposed, the Applicant has subsequently indicated a willingness to use timber cladding. This element of the proposal has caused a good deal of local concern, around the issue of whether a change of finish from the existing brick and tile would have a detrimental impact on the character and appearance of the application site, street scene and wider locality.

Paragraph 58 of the NPPF requires that the design of proposals should respond to local character and history, and reflect the identity of local surroundings and materials, but that this should not prevent or discourage appropriate innovation. This is reinforced at paragraph 60: 'Planning...decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles'. This is caveated by a statement that it is proper to seek to promote or reinforce local distinctiveness. Local Plan (Core Strategy) Policy CS16 continues this approach by requiring that development should respond to, draw inspiration from and respect local context and use the characteristics of the locality to help inform its design.

The Applicant has provided details and photographs of a number of dwellings within the locality of the site, where finishes do not wholly comprise bricks and tiles. These include examples of cladding and painted brickwork. It is also of relevance that the dwelling could be painted in its entirety, in any colour, without the need to obtain planning permission. Whilst the application dwelling and those in the wider locality have a particular character (this being of low density, high quality, post-war private housing) it is considered that this character is not distinctive or architecturally significant to the extent that (in planning terms) the original finishes should be retained in perpetuity. It is therefore considered that, provided full details of the proposed finishes (including for fenestration and doors) are satisfactorily agreed, then the proposal would not have a detrimental impact on the character and appearance of the application site and locality.

(iii) Impact on neighbouring amenities

Taking into account existing boundary treatments, the siting and scale of the proposed front and rear single storey extensions is considered to be such that they would have little impact on neighbouring amenities. There is concern that the proposed first floor side extension would have an unacceptable degree of impact on daylight and sunlight to the property opposite the site at 7 Esmond Close. However, given that the proposal would be located at approximately 15 (to front boundary), 23 (to front elevation line) or 30 (to rear garden) metres from that property, it is considered that the proposal could not be sustainably resisted on this issue.

The proposed first floor side extension would however have the potential to materially impact on the amenities of the dwelling to the south (11 Esmond Close). This element of the proposals would sit in line with the adjoining neighbouring dwelling, but it is considered that additional shadowing would be unlikely to be significantly more than

is cast by the existing building. Furthermore, this issue, and that of overbearing effect would be likely to be mitigated by the painting of the proposed render finish in a suitably light colour, allowing light to reflect towards neighbouring windows. The proposal includes one first floor window facing in this direction. This is shown as serving a wardrobe area and it is therefore considered reasonable to require its obscured and fixed glazing by way of a planning condition. The addition of future windows should also be controlled in order to avoid potential overlooking of the adjoining property.

8 Conclusion

The proposed extensions and alterations would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or the amenities of occupiers of neighbouring dwellings. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01280, 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:

1341/201 (Location Plan)
1341/202 (Block Plan)
1341/304 A (Proposed Plans)
1341/405 C (Proposed Elevations)

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the development hereby permitted shall not commence until samples and details of all external facing, roofing, fenestration and door materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development, and these materials shall be maintained unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The proposed window at first floor level in the south elevation of the development hereby approved shall:

(i) not be capable of being opened below a height of 1.7 metres above the adjoining internal floor level, and shall be maintained in that condition at all

times; and

ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the first floor of the south elevation of the development hereby approved, without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.