
Site Address: 2 The Fishermans, Emsworth, PO10 7BS
Proposal: Single storey extensions to house with replacement porch and new canopies (including canopy link to garage) also dormer windows to front and rear roofslopes. Insertion of rooflights in roofslopes of house and garage.
Application No: APP/15/00178 Expiry Date: 10/04/2015
Applicant: Mr Trembath Team: Team 2
Agent: Case Officer: Richard Nash
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional character and brick and tile finish, located at the south western corner of The Fishermans, a modern cul-de-sac accessed from the southern side of King Street. The site has a partly open and partly walled boundary to the front (north), with walling to each side boundary and a fully open aspect to the south, where it adjoins Chichester Harbour. Onshore, the locality is predominantly characterised by medium density residential land use.

The site is located within the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty (AONB)). The southern extremities of the site lie within Flood Zone 2/3 and adjoin the Solent Maritime Special Area of Conservation.

2 Planning History

None relevant.

3 Proposal

The current application proposes a replacement single storey porch and garage link extension to the front elevation of the dwelling, a single storey extension to the rear, dormer windows to the front and rear elevations and the insertion of rooflights to the dwelling and garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer: This is a simplified scheme, which better lends itself to the context in which it is set (in comparison to pre-application proposals).

Environment Agency: No Bespoke Comments.

Development Engineer: No Adverse Comments.

Chichester Harbour Conservancy: None Received.

Arboriculturalist: None 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: 5

Number of site notices: 1

Statutory advertisement: 27/02/2015

Number of representations received: None.

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 the development
- (ii) Impact on the application site and locality (including the Conservation Area and AONB)
- (iii) Impact on neighbouring amenities

(i) Principle of the development

The site lies within the urban area where development is normally considered acceptable, subject to Development Management criteria. Furthermore, the provision of extensions and alterations to a dwelling of this scale and character would also normally be considered acceptable in principle.

(ii) Impact on the application site and locality (including the Conservation Area and AONB)

The various proposals would appear as subservient and complementary additions to the existing dwelling and a good level of external amenity space would be retained at the property. The proposals would have little impact in the street or harbour scene, with any views likely to be predominantly at a distance and within the context of the existing and adjoining buildings. No statutory objections have been raised to the application. It is therefore considered that the development would not have any detrimental impact on the character and appearance of the application site or locality,

provided that suitable materials are used in its construction.

(iii) Impact on neighbouring amenities

Due to their scale and siting, and the screening provided by existing walls and buildings, the proposed ground floor additions to the dwelling should not have a material impact on neighbouring amenities. There is however potential for perceived and actual overlooking of adjoining properties from the proposed dormer windows and rooflights.

The relationship with 1 The Fishermans (to the north of the application site) is such that there are already windows facing one another across a quite 'public' (i.e. open to view) area at a distance of approximately 10 metres. The rear gardens of 2 Swan Close and 3 The Fishermans (to the west and east of the application site respectively) are similarly already obliquely overlooked by first floor windows and, in any case, are open to views from on the water in the harbour. It is therefore considered that the proposal would not result in a detrimental additional degree of impact in this regard.

8 Conclusion

The proposed extensions, dormer windows and rooflights would be acceptable in principle, and would not have a detrimental impact on the application site, the wider locality (including the Conservation Area and AONB) or the amenities of occupiers of neighbouring properties. 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/15/00178, 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:

14-163/03_Planning (Proposed Plans and Proposed Site Plan)
14-163/04_Planning (Proposed Elevations)

Reason: - To ensure provision of a satisfactory development.
- 3 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.