
Site Address: 38 Warblington Road, Emsworth, PO10 7HQ
Proposal: Two storey rear and front extensions. Changes to fenestration and provision of cladding to front elevation. Single storey covered porch to rear.
Application No: APP/14/00981 Expiry Date: 22/11/2014
Applicant: Mr & Mrs Batt Team: Team 2
Agent: Mr Brown Case Officer: Heather Lealan
 Phil Brown (Architectrl Servcs)
 Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

No.38 Warblington Road is a detached two storey dwelling on a plot located on the southern side of Warblington Road. The design of the dwelling incorporates a cat slide roof and central gable element to the front (north) elevation. The property has an enclosed rear garden containing a detached single garage, with hardstanding to the front of the dwelling which provides further car parking.

The adjacent dwelling to the west of the site, No.40, has been extended in similar style to that now proposed to the application dwelling.

2 Planning History

No relevant history on Acolaid

3 Proposal

Two storey rear and front extensions. Changes to fenestration and provision of cladding to front elevation. Single storey covered porch to rear.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Supplementary Planning Documents
Borough Design Guide
Residential Car and Cycle Parking

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

5 Statutory and Non Statutory Consultations

County Archaeologist

Thank you for your recent consultation. An extensive Saxon site was found when the Seafield estate was built. The discoveries were in a discrete area close to but not immediately adjoining the present development. I would not raise any archaeological issues.

Development Engineer

I have no adverse comment to this application

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

a) The proposed 2 story extension at the front (North East) will have a significant effect on the amount of light we receive in our lounge. Because of this we would request that the Planning Department ask that the plans be re-drawn without the two story extension at the front (North East).

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) Highway Impact

- (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

Whilst it is not shown on the submitted site location plan, the adjacent neighbouring dwelling to the west of the site has been extended in a similar manner to that

proposed by the application subject of this report, including timber cladding to the front elevation. To this regard the proposed two storey extension to the front of No.38 would sit comfortably alongside the dwelling to the west. Furthermore, there exists sufficient variance in design and architectural styles within this section of the road for it not to be out of keeping with the dwelling to the east. The materials and colour of the proposed timber cladding should be conditioned as this could have a detrimental impact. The mass of the extended building and spacings to each side are in keeping with the character of the street

The proposed extension to the rear will not be readily visible from the streetscene. It is considered that all the development proposed would be in keeping with the character of the locality and, as such, that the scheme would be in accordance with the requirements of policy CS16 of the Adopted Core Strategy and the Borough Design Guide SPD.

(iii) Impact upon residential amenity

The property is set more or less centrally within its plot with approximately 1.5m separation distance from each of its shared side boundaries. The two storey extension to the rear is not located within a 45 degree line from any of the adjacent neighbouring windows and it is considered that there is sufficient distance to ameliorate any overbearing/ light loss issues to the rear of the adjacent dwellings to the east and west.

The occupiers of the dwelling to the east, No.36, have raised an objection to the north eastern element of the proposed two storey front extension. No.36 has a ground floor hall window which faces onto the application site. It is not considered that any detriment to this window, (servicing a circulation area), would warrant a refusal of the scheme. There is a second ground floor window serving a lounge which faces north and is situated within the part of No.36 adjacent to the application site, and thus the north eastern element of the proposed scheme. However, having undertaken an acceptable 45 degree measurement and, after considering the degree of separation between the two dwellings, it is not considered that there would be an impact to such a detrimental extent which would warrant a refusal of the application on the grounds of light loss or overbearing.

Furthermore, it is not considered that the changes proposed to the fenestration would have detrimental impact on the appearance of the dwelling or the amenities of the occupiers of the neighbouring dwellings. The new first floor window, (serving a bathroom), proposed within the north eastern elevation should be conditioned to be obscurely glazed.

(iv) Highway Impact

There is existing adequate parking provision (3 spaces) within the site to support the proposed development.

8 Conclusion

It is considered that the proposal is in accordance with the requirements of the NPPF, policy CS16 of the adopted Core Strategy and the Borough Design Guide. Therefore it is recommended that the application be permitted subject to the planning conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00981 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 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 Construction of the extensions hereby permitted shall not commence until samples and details of the timber cladding shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved material and colour shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location and Block Plans Dwg No 385/05 rev A received 27 September 2014

Existing Floor Plans and Roof Plan Dwg No 385/01 received 23 September 2014

Proposed Floor Plans and Roof Plan Dwg No 385/02 rev B received 23 September 2014

Existing Elevations Dwg No 385/03 received 23 September 2014

Proposed Elevations Dwg No 385/04 received 23 September 2014

Reason: - To ensure provision of a satisfactory development.

- 5 The window at or above 1st floor level in the north eastern elevation of the building shall:-

(i) consist of at least two lights divided horizontally with only the top light capable of being opened, 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.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed at 1st floor level or above within the eastern elevation 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.