
Site Address:	3, 4 & 5 Marina Close, Emsworth, PO10 7BG		
Proposal:	Rear extension following demolition of existing sun rooms; rear terraces at first floor level and alterations to first floor windows and doors; first floor weatherboard cladding.		
Application No:	APP/13/00945	Expiry Date:	22/11/2013
Applicant:	Mr H Baldwin	Team:	Team 2
Agent:	Mr C Allchurch	Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The comprises a short terrace row in Marina Close (No's 3, 4 and 5) which is situated at the southern end of Kings Street in Emsworth within the boundary of the conservation area. It comprises three, two-storey properties with a pitched roof. The front elevations which face north includes two flat roof sections one being the garage which projects forward of the front building line. The other is a two-storey section which also projects forward and includes the staircase and bathroom internally. There is a parking space in front of each garage. The rear elevations face south onto Emsworth Harbour. This includes a sun room at ground floor with a first floor balcony over.

To the west of the terrace is a terrace of five properties. These are of a three-storey height and form part of Kings Street. To the east and south of the terrace is Emsworth Harbour.

2 Planning History

APP/13/00944

No. 3 Marina Close - single storey front extension, first floor window / door alterations and loft conversion. Decision pending.

3 Proposal

Demolition of existing sunrooms and balconies and erection of new rear extensions with roof terraces at first floor level and alterations to first floor windows and doors; first floor weatherboard cladding.

The extensions would be 2.6m in depth, which is an increase of 1m on the existing extension. They would extend across the width of the rear elevations. The first floor balconies would include new glazed balustrades.

No's 3 and 5 are proposing to clad the first floor external walls with a prefinished pastel coloured timber effect boarding, with new colour through render below. No. 4 would have render on the front elevation and cladding on the rear elevation either side of the doorway openings.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy:
No objections

Conservation Officer:
No objections

Environment Agency:
No objection. Flood risk measures should be incorporated into the design.

Hampshire County Council, Landscape Planning & Heritage

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: 1

Statutory advertisement: 11/10/2013

Number of representations received: 2

Two objections have been received which raise the following the points:

- i. The rear extensions would significantly restrict the light available to No's 64 and 66 King Street.
- ii. The gable of No. 5 is less than 8m from the windows of No. 60/62 King Street and already dominates light and view and should therefore not be extended by 1m.
- iii. As the narrow corridor between the properties would be lengthened, this would have an impact on the effects on the existing wind tunnel.

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) Appropriateness of the design and effect on the streetscene
- (iii) Effect on the character of the conservation area

(iv) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located within a defined urban area whereby development is acceptable in principle subject to other development management considerations.

(ii) Appropriateness of the design and effect on the streetscene .

7.3 The proposal would include the same design principle to the rear extension / roof terraces as the existing form of development. The only changes would be a 1m increase in depth and modernised windows and balustrade materials. The extensions would not be visible from the streetscene. Overall it is considered that the proposed works would cause no harm to the character of the properties or the terrace row as a whole.

7.4 The proposed cladding on the front elevation of No's 3 and 5 would be visible from the streetscene and therefore the public realm of the conservation area. However weather board cladding is not uncommon in this section of Kings Street, as it is a material which is more easily maintained given the proximity to the harbourside and the impact of the elements. Whilst No. 4 in the middle of the terrace would not be clad on the front elevation, it would not appear overly harmful as other properties in the locality are clad whilst their adjoining neighbours are not. It is considered that subject to an appropriate sample of the cladding being submitted to and approved by the Planning Authority, it would not have an adverse impact on the streetscene.

(iii) Effect on the character of the conservation area

7.5 The Council's Conservation Officer has been consulted and has raised no objection to the proposal subject to an appropriate sample of cladding to be submitted for further approval.

(iv) Effect on the neighbouring properties

7.6 Concern has been raised with regards to the increase of the depth of the rear extension, particularly on No. 5 Marina Close which is closest to the rear elevations of No.'s 60-66 King Street. However the proposed extension would still have an eaves height of 3m and the increase in depth would only be 1m. Therefore it would be difficult to justify a reason for refusal when Permitted Development rights for dwellinghouses are in place which allow the properties to have a rear extension of up to 3m in depth (therefore a further 0.4m than proposed) and with a pitched roof of 4m in height as opposed to the proposed 3m high flat roof. On balance it is considered that the minimal increase in depth would not be harmful enough to warrant a reason a refusal.

7.7 It is appreciated that the proposed extensions would have the balcony above however, this would include a glass balustrade which would allow light and views to penetrate through. As the balcony would be extended out by 1m and would therefore be useful in terms of its potential use (i.e. sitting out with table and chairs), then it would seem reasonable to impose a condition for details of a screen to be included at the side of the balcony of No. 5 Marina Close in order to minimise overlooking and loss of privacy to No's 64-66 King Street.. It is likely that any approved material would be obscured but also glazed to allow maximum daylight to penetrate through.

- 7.8 The proposed cladding material / colour would be agreed the Council prior to any development to ensure that this would not have any adverse impact on the outlook from the neighbouring properties.

8 **Conclusion**

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00945 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 - PL-03
Proposed site plan - PL-04
Existing elevations and floor plans - Drwg No. 01
Proposed elevations and floor plans - Drwg No. 02
Design, Access and Heritage Statement - received 18/9/13

Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the extensions hereby permitted shall not commence until a sample of the timber effect boarding and colour through render has been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The balcony extension hereby approved on No. 5 Marina Close shall not be brought into use until details of a screen to be provided on the west elevation and a timeframe for its implementation have been submitted to and agreed in writing by the planning authority. The agreed screen shall be erected according to the timeframe thus agreed and shall thereafter remain in situ at all times in a good state of repair.
Reason: To provide a degree of visual screening in order to safeguard the amenity of adjoining residents and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March

2012.