
Site Address:	4 Marina Close, Emsworth, PO10 7BG		
Proposal:	Proposed two storey front extension, addition of cladding to the front extension and a new dormer window to the rear elevation.		
Application No:	APP/14/00632	Expiry Date:	21/08/2014
Applicant:	Ms Timms	Team:	Team 2
Agent:	Miss Shawley	Case Officer:	Daphney Haywood
	Think Architecture Consultants		
	Limited		
Ward:	Emsworth		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The site is located in Marina Close which is situated at the southern end of Kings Street in Emsworth within the boundary of the conservation area and Chichester Harbour AONB. It comprises a two-storey, end of terrace dwelling with a pitched roof. The front elevation which faces 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 the garage. The rear elevation faces south onto Emsworth Harbour. This includes a flat roof sun room at ground floor with a first floor balcony over.
- 1.2 The terrace comprises only three properties, all of an identical appearance - No's 3/4/5. To the west of the terrace is a terrace of five properties. These are three-storey height and form part of Kings Street. To the east and south of the terrace is Emsworth Harbour

2 Planning History

APP/13/00945 - 3, 4 and 5 Marina Close

Rear extension following demolition of existing sun rooms; rear terraces at first floor level and alterations to first floor windows and doors; first floor weather board cladding. permit

3 Proposal

- 3.1 Proposed two storey front extension, addition of cladding to the front extension and a new dormer window to the rear elevation. The two storey extension would involve the infilling of the gap between the existing garage and hall/wc at ground floor and the construction of a first floor over this and part of the existing garage. The proposed rear dormer would be set in from the eaves and the sides of the roof but would extend to near the ridge.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM11 (Planning for More Sustainable Travel)

English Heritage Guidance: The Setting of Heritage Assets (2011)

The adopted Supplementary Planning Document: Havant Borough Design Guide (2011)

Conservation Area Character Appraisal and Management plan for Emsworth (2010)

The extant Practice Guidance to the former National Planning Policy Statement PPS5: 'Planning for the Historic Environment' and National Planning Practice Guidance (2014), including: 'Conserving and Enhancing the Historic Environment' and 'Natural Environment'.

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

The current buildings are of no architectural distinction. They comprise the main two storey terrace running parallel to the shoreline with modest two storey flat roofed front projections to accommodate the first floor bathroom. This arrangement is common to all the properties in the terrace and provides a degree of punctuation and gentle rhythm to the composition.

- (1) I have no objection to the proposed ground floor infill extension. It will have little impact outside the immediate confines of the site.
- (2) The proposed first floor addition is poorly designed and will have a marked detrimental impact. The flat roofed addition will be the dominant element breaking up the existing distinct rhythmic pattern apparent in the present terrace. The modulation of form which exists is replaced by an incongruous bland addition. This detracts from the character of the current building, wider terrace and conservation area. The applicant was advised the addition was unlikely to be acceptable at pre-app., an assessment I fully endorse. OBJECT.
- (3) The general roofscape is unbroken by dormer windows. The shallow roof slope means practical use of the roofspace requires a roof extension resulting in the large structure illustrated.. I note what was stated at pre-app. There is no practical means of lowering the dormer because of the headroom issue. I find the dormer an unfortunate addition and therefore would not have been so encouraging. If the dormer is accepted a poor precedent will have been set for similar alterations.

Unfortunately, the applicants expectations appear in my opinion to far exceed what can reasonably be obtained within the scope of a well considered appropriate design. The poor design is a direct result of the compromises made to achieve this. I find neither the dormer nor front extension particularly characteristic of the local area and must question the desirability of both in visual terms. If one had to choose, the front extension fails on all counts and merits rejection on this element alone.

As the application stands. OBJECT. Recommend REFUSAL. It fails to meet national

or local policy in terms of design. Fails to meet the key test of preserving or enhancing the character of the conservation area.

Environment Agency- No objection

Chichester Harbour Conservancy -recommends refusal - adverse impact on the Conservation Area, and AONB

Hampshire Biodiversity Information Centre- Within 10m of Chichester Harbour SSSI.

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: 3

Number of site notices: one

Statutory advertisement: 04/07/2014

Number of representations received: 0

Summary:

Comment:

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, character of the conservation area and AONB
- (iii) 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, character of the conservation area and AONB

7.3 The extension at the front of the property would involve infilling the existing gap with a two-storey extension and comprising a ground floor extension with a first floor extension over this and the existing flat roof garage. The existing terrace has a unique design where each property has a two-storey flat roof section which extends forward. Although there are only three properties within the terrace, it has a strong sense of uniformity as a result of being unaltered at first floor level. The proposal would disrupt

the uniformity of the terrace row and the flat roofed addition would be the dominant element breaking up the existing distinct rhythmic pattern apparent in the present terrace to the detriment of the character of the current building, the wider terrace and the conservation area. As a result, this would have a detrimental impact on the visual amenity of the street scene, this section of the conservation area and the AONB.

- 7.4 In respect to the dormer window whilst in terms of size it would be set in from the sides of the roof it would be located near the top of the roof slope and as such would appear top heavy and dominant to the detriment of the appearance of the property, the terrace as a whole, the street scene, this section of the conservation area and the AONB.

(iv) Effect on the neighbouring properties

- 7.6 There are no neighbouring properties to the immediate rear of the property, and the property to the north lies beyond the highway, with its main aspects facing away from the application site. In relation to Nos 3 and 5 Marina Close which adjoin the application site, the proposed works would be contained by the side wall to No 5 and the existing bathroom of the application property. As such it is unlikely that there would be any adverse impacts on the neighbouring properties.

8 Conclusion

- 8.1 The application is considered to have an adverse impact on the character of the property and the terrace of which it forms a part. As such it would be detrimental to the character of the conservation area and the setting of the Area of Outstanding Natural Beauty and refusal is recommended. .

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00632

for the following reasons

- 1 The application site which lies within the Emsworth Conservation Area, and within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), comprises the mid property of a terrace of 3 houses of identical design. The proposed first floor addition, by reason of its scale mass and design is considered to be poorly related to the scale, character and design of the application property and the terrace within which it is sited. It would constitute an incongruous and strident form of development, out of keeping with its surroundings, which would seriously harm the appearance and character of the Conservation Area, and the AONB. As such it is contrary to national and local planning policies for the area, in particular the National Planning Policy Framework 2012 and Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011. These policies are further amplified in English Heritage Guidance: The Setting of Heritage Assets (2011) and the adopted Supplementary Planning Document: Havant Borough Design Guide (2011) and the related Conservation Area Character Appraisal and Management plan for Emsworth (2010), also in the extant Practice Guidance to the former

National Planning Policy Statement PPS5: 'Planning for the Historic Environment' and National Planning Practice Guidance (2014), including: 'Conserving and Enhancing the Historic Environment' and 'Natural Environment'.

- 2 The application site which, lies within the Emsworth Conservation Area, and within the Chichester Harbour Area of Outstanding Natural Beauty (AONB), comprises the mid property of a terrace of 3 houses of identical design. The proposed dormer by reason of its siting near the ridge would form a bulky dominant structure near the top of the roof slope, poorly related to the form and design of the application property and the terrace within which it is sited. It would constitute an incongruous feature within the streetscene to the detriment of the visual amenities of the area, the character of the Conservation Area, and the AONB. As such it is contrary to national and local planning policies for the area, in particular the National Planning Policy Framework 2012 and Policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011. These policies are further amplified in English Heritage Guidance: The Setting of Heritage Assets (2011) and the adopted Supplementary Planning Document: Havant Borough Design Guide (2011) and the related Conservation Area Character Appraisal and Management plan for Emsworth (2010), also in the extant Practice Guidance to the former National Planning Policy Statement PPS5: 'Planning for the Historic Environment' and National Planning Practice Guidance (2014), including: 'Conserving and Enhancing the Historic Environment' and 'Natural Environment'.