
Site Address:	19B King Street, Emsworth, PO10 7AX		
Proposal:	Single storey ground floor extension.		
Application No:	APP/13/01260	Expiry Date:	11/03/2014
Applicant:	Mr & Mrs Vaughan	Team:	Team 2
Agent:	Mr D Andrews	Case Officer:	Rachael McMurray
	DMA Architectural Services		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is a detached dwelling located on Kings Street in the Emsworth Conservation Area with views over the harbour. The site is positioned along and accessed from a shared private road off Kings Street. The eastern boundary wall separates the plot from the shared driveway and this comprises a mix of brick, stone and flint. The other boundary's are also marked by brick boundary walls. There is a detached garage situated within the rear plot and a glass conservatory on the rear elevation.

2 Planning History

APP/13/01261

Listed building consent for proposed extension to abut and be tied into boundary wall. Pending

APP/11/00027

LBC for a new ground floor window opening. Permitted.

APP/10/00337

Certificate of Lawfulness for installation of solar panels. Granted.

07/72008/000

Conservatory to south elevations. Permitted.

3 Proposal

A single storey ground floor extension to be located on the east elevation in the existing gap between the dwelling and the eastern boundary wall, at a width of 1m. It would have a height of 2.4m and include a roof lantern to allow extra light internally.

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)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

I have not made a site inspection, but given the modest nature of the proposal and past history the issue appears straightforward. The very modest extension is to a modern property c.2005 and is a continuation of the established roof form.

By virtue of the (listed) tall boundary wall the development will be entirely concealed from public view. There will therefore be no impact on the character and appearance of the conservation area.. Listed building consent is required purely due to the connection of the extension to the boundary wall. The principle of a structural link has already been established in the original house design. The modest extension in the same fashion is similarly acceptable. No objection.

Chichester Harbour Conservancy:
No comments 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: At least one site notice exists - check the number.

Statutory advertisement: 10/01/2014

Number of representations received: 0

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) Effect on the visual amenity of the conservation area

- (i) Principle of development

7.2 This site is located in a defined urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

- (ii) Effect on the visual amenity of the conservation area

7.3 The extension would be completely obscured from view due to the high boundary walls which surround the site and therefore would have no impact on the visual

amenity of the Emsworth Conservation Area.

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/13/01260 subject to the following conditions:

- 1 The works to which this Listed Building Consent relate must be begun within a period of 3 years beginning with the date on which this consent is 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and site plan - Drwg No. 1713-01
Existing G plan - DN: 1713-02
Existing elevations - DN: 1713-03
Proposed GF plan - DN: 1713-04
Proposed elevations - DN: 1713-05
Part ground floor plan - DN: 1713-06
Extension plan - DN: 1713 -07

Reason: - To ensure provision of a satisfactory development.