

1.0 INTRODUCTION

- 1.1 This report accompanies a planning application for a two storey front extension and the addition of a dormer window to the rear elevation at 4 marina Close, Emsworth, PO10 7BG. This report has been prepared by Think Architecture Consultants Limited acting on instructions received from Mr Brent Escot and Ms Chrissie Timms.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The application site is 3,4 & 5 Marina Close, Emsworth, Hampshire. The properties are a terrace of three along a dead end road named Marina Close.
- 2.2 There are a number of residential properties within the area of which comprise of different styles of architecture and of mixed form. Marina Close is a reasonably discrete road off King Street. Kings Street itself is the main route to the town centre.
- 2.3 The application site sits within an established and mature part of the town adjacent to the Slipper Mill Pond and river entrance.
- 2.4 The site falls within the Emsworth Conservation Area. There are no listed buildings within the vicinity.
- 2.5 The existing building is of traditional construction of 1960's/70's style. It is a mid-terrace property with an integral garage. The walls are mainly painted render with a small section of brickwork. The rear elevation terrace is currently white upvc cladding but this will be changed to weatherboarding at a later date (see Planning History). There is a flat roof to the garage and a small two storey section at the front of the building.

PLANNING HISTORY

- 3.1 A previous planning application was submitted for this property and the adjoining neighbours in the terrace for a first floor level terrace, alterations to windows and doors and first floor weatherboard cladding. This application has a reference of APP/13/00945 and was approved.

4.0 DESCRIPTION OF WORKS

- 4.1 The proposed works consist of a two storey extension to the front of the property which will infill the gap between the existing first floor element and the neighbouring property. It is proposed to clad the extension in weatherboarding. The extension will have a new flat roof which matches the existing flat roofs to the building. A new dormer window at second floor level on the rear elevation is also proposed.
- 4.2 The change from render to weatherboarding at the front of the property will match the weatherboarding to the rear of the property which has already been approved under a previous application. Weatherboarding has also been applied to other properties in the immediate vicinity so the proposed change in cladding will not be out of character.

- 4.3 The first floor extension to the front will have a two high level windows.
- 4.4 The ground floor extension creates a larger hallway with a utility room to one side linked to the existing garage. The extension fills in a gap between the existing garage and the neighbouring property so there will be no overshadowing.
- 4.5 The addition of the dormer window to the rear of the property will be of a similar window approved for No.3 Marina Close (the adjacent property). It will have a flat roof and will terminate below the ridge tile of the existing roof.
- 4.6 Roof lights are also proposed to the front of the building but these will not project forward of the existing roof line.

5.0 ACCESS

- 5.1 The proposals do not change the parking requirements in anyway nor do they change any vehicular or pedestrian links to adopted highways.

6.0 BIODIVERSITY

- 6.1 The site will have no effect on wildlife habitats or other protected species.

7.0 CONCLUSION

- 7.1 It is considered that the proposals will have no effect on the built and natural environment.
- 7.2 The use of weatherboarding reflects the materials used on other properties in the area and at the rear of the property.
- 7.3 Overall the proposals will preserve the character of the area.
- 7.4 The proposals will not harm or be detrimental to the setting or the overall character and appearance of the conservation area.
- 7.5 Following the statements made in this report it is considered appropriate that planning permission should be granted for this proposal.