
Site Address:	The Saltings, 74 Warblington Road, Emsworth, PO10 7HH		
Proposal:	Rear extension with extended balcony and modified dormer above. Single storey extension to west elevation and garage extension to provide car port.		
Application No:	APP/14/00506	Expiry Date:	11/07/2014
Applicant:	Mr & Mrs Gratton	Team:	Team 2
Agent:	Helyer	Case Officer:	Tina Pickup
	Helyer Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the south side of Warblington Road, at its western end where it forms a cul-de-sac ending at the fore shore. Nos 74 is the penultimate property and its rear, southerly, garden fronts the fore shore and coastal path. The site therefore abuts the AONB, SSSI, Ramsar, SPA and SAC designations, but these do not extend into the site.

Nos 74 is a substantial detached two storey dwelling having render and tile hanging elevations beneath a plain tile roof. The dwelling is set back between 15m and 20m from the highway and this large frontage area is graveled and available for the parking of vehicles. A detached double garage is located adjacent the western boundary in this frontage area and has a pitched half-hipped roof with storage space in the 'loft' above the garage. A boundary wall links the garage to the house providing a secure distinction between front a rear garden area.

The property has an 'L' shaped footprint with a large one and half storey rear projection. To the rear the dwelling already has a recessed first floor area with balcony within the main two storey house. The land is level and the site well screened on the side boundaries - to the west with nos 76 is a high, 2m+ boundary wall and to the east the boundary is well screened with high vegetation. There are two properties on the eastern boundary, the rear of 41 Beach Road and the side of 72 Warblington Road.

2 Planning History

90/51537/001 - 2 storey side extn (east); ff side extn (west); conservatory to rear & double garage to front pp 26/4/90

3 Proposal

There are several elements to the current proposal which involve a reconfiguration of the internal layout:

1. A 1.4m deep single storey rear extension enabling the enlargement of the first floor balcony above. This rear addition would have a sloping roof (existing balcony above is on a narrow flat roof element the full width of this wing of the house) which would mean the balcony, whilst deeper, is narrower and limited by the sloping roof to the sides.
2. An open lean to log store is proposed to the east elevation, wrapping round a new chimney breast.
3. A side, glazed extension on the west elevation which extends out 1.3m to sit

flush with the main house.

and 4. An extension to the side of the garage providing a third parking bay, but in an open car port style. This is proposed with a continuation of the existing roof profile.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - no adverse comments

Environment Agency, Planning Liaison - South Downs - no bespoke comments to make

Open Space Society - none received

Rights of Way Officer - none 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Impact on residential amenity
- (iii) Design and appearance
- (iv) Impact on Designations

- (i) Principle of development

7.1 The site lies within the urban area where the principle of development is acceptable, subject to policy and development control considerations.

(ii) Impact on residential amenity

7.2 This is a substantial dwelling set in a large plot with mature side boundary screening. The separation distance to the western boundary is some 10m and the single storey glazed side extension will not result in any overlooking or loss of amenity to the occupiers of nos 76. The proposed rear balcony, whilst deeper than the existing, will have some side screening from the sloping roof. The existing boundary screening between nos 41 to the east is substantial and the balcony primarily provides views of the harbour to the south, any views of nos 41 are oblique. Considering these rear gardens are not particularly 'private' by virtue of the coastal footpath enabling public views into the sites, then the alterations to the balcony are not considered to result in any material change to the level of amenity enjoyed by the neighbouring residents.

7.3 The proposed garage extension sits alongside the western boundary effectively back to back with nos 76's own garage. The added roof mass and bulk would be visible from 76 across their own garage but at some 7m away from the house, would not be detrimental to their outlook or amenity.

(iii) Design and appearance

7.4 The proposed house extensions are utilising contemporary glazed panels, which for the side extension in particular, will provide a light-weight link to the main dwelling. The roof alterations include matching plain clay tiles. The garage extension would also follow the form and design of the existing garage. Overall the visual appearance of the proposed alterations are considered acceptable.

(iv) Impact on Designations

7.5 The site is adjacent the AONB, SSSI, Ramsar, SPA and SAC designations, and enjoys views across the harbour. However the proposal would not affect these designations in any way - the proposed alterations are quite minor and set well back from the waters and would not impact on the harbour. The EA has raised no objection.

8 Conclusion

8.1 The proposed alterations comply with policy CS16 and are considered appropriate to recommend planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00506

(A)

(B) 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site, Location and Existing Plans Drawing Number 13194/01 rev F

Proposed Plans and Elevations Drawing Number 13194/02 rev G

Garage existing and Proposed Drawing Number 13194/3 rev a

Reason: - To ensure provision of a satisfactory development.