

1.0 INTRODUCTION

- 1.1 This report accompanies a planning application for a single storey front extension 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 consists of No's 3, 4 & 5 Marina Close, Emsworth, Hampshire. The properties form 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 are of a 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 The applicants submitted a previous planning application for a two storey front extension and the addition of a dormer window to the rear elevation. This was refused in August 2014 due to the size and design of the proposals.
- 3.2 A 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 single storey extension to the front of the property which will infill the gap between No.4 and No.5 at ground floor level. It is proposed to clad the extension in render to match the existing dwelling. The extension will have a new flat roof which will match the existing flat roofs to the front of the terrace.
- 4.2 It is proposed to alter the size of the windows at first floor level.

4.3 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.

4.4 Roof lights are also proposed to the roof at the front and rear of the building but these will not significantly 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 render 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.