
Site Address:	2 Curlew Close, Emsworth, PO10 7HD		
Proposal:	Rear/side single storey extension; additional roof lights, replace front porch and entrance to front, juliette balcony window to rear elevation.		
Application No:	APP/14/00770	Expiry Date:	16/09/2014
Applicant:	Mr Bray	Team:	Team 2
Agent:	Mr Lancaster	Case Officer:	Tina Pickup
	Helyer Davies Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

Curlew Close is a private drive serving 3 chalet bungalows, located off Warblington Road (to the south). No 2 is at the head of the cul-de-sac with No 3 located due south of it, in a tandem layout. The garden of No 3 fronts the fore shore and coastal path and hence the AONB, SSSI, Ramsar, SPA and SAC designations, but these do not extend into the site. To benefit from the views of the fore shore the boundaries of the site are all generally low retaining an open aspect.

No 2 itself is a dark red brick chalet style property with clay tiles, having an integral garage and a gravel drive providing further on site parking and turning. The property is set to the east of the plot in line with No 3, with a separation distance of 12m between rear elevation of No 2 and side elevation, the garage, of No 3. There is a 1.8m high close boarded fence between the dwellings themselves, to protect privacy, but beyond the line of dwellings the boundary treatment drops to a low timber post and rail fence with evergreen hedge.

The property currently has a recess in its south-western corner which is laid out as a patio. There is a TPO'd oak tree to the north-east, just beyond the gravel drive; other trees on the site are not protected by a TPO - a large conifer in the front drive and a small fruit tree in the rear garden.

2 Planning History

89/51143/1 - 2 storey dwelling with integral garage at plot 2 - pp 27/6/89
90/51143/4 - construction of chalet bungalow at plot 3 including alterations to siting & boundary of plot 2 - pp 16/5/91

(NB no pd rights withdrawn or other restrictive conditions)

3 Proposal

The property is being renovated and the submitted plans show works that are both permitted development and some that require planning permission. This application seeks permission for the following works:

- a) a replacement front porch comprising pitched roof supported on pillars having a height of 3.1m, depth 1.03m and width 2.087m
- b) infill extension in south west corner involving continuation of existing roof slope such that eaves are single storey only, height of 2.2m. The rear facade will align

with existing rear elevation. In this rear elevation the existing rear window will be re-sited further to the west and replaced with patio doors and juliette style balcony. The side extension will be a timber clad steel structure with elevations being glazing panels. The existing ground floor west elevation and part front where it wraps round, will be timber clad over existing brickwork. Within the extended roof plane will be 3 new conservation style roof lights (clear glazed).

Other works shown that are permitted development, include:

a) a new chimney added to the dwelling (which is 1m high and therefore pd under Class G)

b) existing solar panels repositioned - agent has confirmed these will not protrude more than 200mm in depth from the existing roof plane and hence are pd under Part 40 Class A

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations), July 2014
AL1 - Presumption in favour of sustainable development

and Borough Design Guide, 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Ms L Park / Mr S Lawrence, Chichester Harbour Conservancy - none received
Arboriculturalist - not considered necessary, no TPO trees affected

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: 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 and trees

(i) Principle of development

7.2 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

7.3 This chalet style dwelling is set in an open plot to benefit from the views of the fore shore and the proposed roof alterations, including addition of first floor opening patio doors with juliette style balcony seek to maximise these views - hence the juliete balcony is sited off centre, to the west of the rear gable. The relationship of this to No 3 is such that views of the side and front of No 3 would also be possible. However this is not overlooking any private garden area but the garage and parking area of No 3. It is not anticipated that the juliette balcony would result in any additional loss of privacy or amenity for the occuiers of No 3, particularly considering that the rear garden of No 3 is not particularly 'private' by virtue of the coastal footpath running adjacent its southern boundary and the associated public views. Overall the proposed first floor opening doors and juliette style balcony are not considered to result in any material change to the level of amenity enjoyed by the neighbouring residents.

(iii) Design and appearance

7.4 The proposed alterations and extensions propose utilising contemporary glazed panels, aluminium coated balcony rails and introducing timber weather board cladding in a grey/blue colour. These materials will change the overall visual appearance of the property, but in its unique setting close to the fore shore, these modern materials are not considered inappropriate. However the roof alterations include matching plain clay tiles. The replacement front porch is also traditionally designed and the pitch matches the dormer gable above. Overall the visual appearance of the proposed mix of traditional and contemporary materials is considered to blend and be appropriate to the setting of the site.

(iv) Impact on Designations and Trees

7.5 The site lies beyond the adjacent the AONB, SSSI, Ramsar, SPA and SAC designations, and 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. There are TPO'd trees within the vicinity of the site, but none are affected by the modest extension.

8 **Conclusion**

- 8.1 The proposed alterations comply with policy CS16 and are considered appropriate to recommend planning permission.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00770m, 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 be as indicated on the hereby approved plans and where appropriate shall match in type, colour and texture those on the existing building unless the Local Planning Authority gives prior written approval for any variation.
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:

Existing plans and elevations Drawing No 14-086/01_Planning
Proposed plans and elevations Drawing No 14-086/02_Planning Revision A

Reason: - To ensure provision of a satisfactory development.