
Site Address:	3 Marina Close, Emsworth, PO10 7BG		
Proposal:	Single storey front extension, first floor window/door alterations and loft conversion.		
Application No:	APP/13/00944	Expiry Date:	19/11/2013
Applicant:	Mr H Baldwin	Team:	Team 2
Agent:	Mr C Allchurch	Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Marina Close which is situated at the southern end of Kings Street in Emsworth within the boundary of the conservation area. It comprises a two-storey, end of terrace dwelling with a pitched roof. The front elevation which faces north, includes two flat roof sections one being the garage which projects forward of the front building line. The other is a two-storey section which also projects forward and includes the staircase and bathroom internally. There is a parking space in front of the garage. The rear elevation faces south onto Emsworth Harbour. This includes a flat roof sun room at ground floor with a first floor balcony over.

The terrace comprises only three properties, all of an identical appearance - No's 3/4/5. To the west of the terrace is a terrace of five properties. These are three-storey height and form part of Kings Street. To the east and south of the terrace is Emsworth Harbour.

2 Planning History

APP/13/00945 - 3, 4 and 5 Marina Close

Rear extension following demolition of existing sun rooms; rear terraces at first floor level and alterations to first floor windows and doors; first floor weatherboard cladding.

This application relates to all the properties in the terrace and is being determined alongside the further proposals for No. 5, subject to this application.

3 Proposal

The proposal is for a single storey front extension, first floor window and door alterations and loft conversion.

i. The front extension would single storey and would comprise extending out the existing two-storey element by 2m at single storey with a new flat roof. This would then almost be in line with the front building of the garage. The new flat roof would also extend over the gap between the two structures to provide a new hallway.

ii. The existing first floor window on the front elevation of the two-storey element would be removed.

iii. The loft would be converted into living accommodation with three roof lights in the

rear facing roof slope.

It is worth noting that both ii. and iii. above do not require planning permission but have been included on the plans for information. The cladding shown on the plans is being considered under APP/13/00945.

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)
DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Environment Agency:

No objection. Flood risk measures should be incorporated into the design.

Coastal Engineering:

No objection

Conservation Officer:

No objection

Chichester Harbour Conservancy:

No objection

Development Engineer:

No objection

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: 2

Number of site notices: 1

Statutory advertisement: 04/10/2013

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) Appropriateness of the design and effect on the streetscene
- (iii) Effect on the character of the conservation area
- (iv) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located within a defined urban area whereby development is acceptable in principle subject to other development management considerations.

(ii) Appropriateness of the design and effect on the streetscene

7.3 The end of terrace property has an identical design to the other two properties in the terrace row. The alterations to the front elevation would alter this symmetry however, the main features such as the projecting flat roof sections would not fundamentally change and therefore the property would still retain a similar appearance. The infill of the gap between the garage and the two-storey flat roof section would not harm the overall visual appearance of the dwelling. The finished materials would be render and cladding, which is subject to an application which is currently being determined. This application proposes that the all properties in the terrace to have render and cladding on the external facade which seeks to retain the cohesiveness of the terrace.

(iii) Effect on the character of the conservation area

7.4 Whilst it is located within the Emsworth conservation area boundary, the southern section of Kings Street comprises more modern development compared to the older development northwards. However, the properties were constructed around the 1960's and some are in need of modernisation and upkeep in terms of their visual appearance and materials. The Council's Conservation Officer has been consulted and has advised that they have no objections to the proposal in terms of its impact on the conservation area.

(iv) Effect on the neighbouring properties

7.5 No. 3 is located at the end of the terrace adjacent to Emsworth Harbour and there are no neighbouring properties to the immediate rear of the property. The closest neighbour to the north is No. 2 Marina Close however, this faces west and the front outlook from No. 3 is onto the side elevation of No. 2. As the proposed works would only involve single storey development and the removal of windows on the front elevation, it is unlikely that they would have any impact on No. 2. The front building line would be extended forward by 2m adjacent to No. 4 Marina Close however, this would be adjacent to a garage and would therefore not affect the outlook from any windows or result in a loss of light/privacy. Overall impact to neighbouring properties would be minimal.

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/13/00944 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - Drwg No. PL-03
Block Plan - Drwg. No - PL-04
Existing elevations and floor plans - Drwg No. 01
Proposed elevations and floor plans - Drwg No. 02

Reason: - To ensure provision of a satisfactory development.
- 3 Unless cladding and render finish subject to Planning Permission APP/13/00945 is implemented, 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.