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|-----------------|-----------------------------------------------------------|---------------|-----------------|
| Site Address:   | 3 Marina Close, Emsworth, PO10 7BG                        |               |                 |
| Proposal:       | Insertion of gable window to second floor east elevation. |               |                 |
| Application No: | APP/14/00167                                              | Expiry Date:  | 14/04/2014      |
| Applicant:      | Mr M Baldwin                                              | Team:         | Team 2          |
| Agent:          | Mr C Allchurch                                            | Case Officer: | Daphney Haywood |
| Ward:           | Emsworth                                                  |               |                 |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site comprises an end of terrace dwelling situated at the southern end of Kings Street in Emsworth within the boundary of the conservation area. The rear and east side elevations face onto Emsworth Harbour.

To the west of the terrace is a terrace of five properties. These are of a three-storey height and form.

Planning permission for rear extensions following demolition of existing sun rooms; rear terraces at first floor level and alterations to first floor windows and doors; first floor weatherboard cladding at 3, 4 & 5 Marina Close, Emsworth, has been granted under application APP/13/00094 and works are advanced on site.

## **2 Planning History**

APP/13/00945 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 at 3, 4 & 5 Marina Close, Emsworth, Permit

## **3 Proposal**

Insertion of gable window to second floor east elevation. This would look over the harbour.

## **4 Policy Considerations**

### National Policies

#### Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

#### Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Area of ()

Outstandi

Natural

Beauty

Conservat ()

Area  
Environm ()  
Agency  
20 m  
buffer  
Flood ()  
Zone  
Wind ()  
Turbine  
Zone

Listed Building Grade: Not applicable.  
Conservation Area: Emsworth

## **5 Statutory and Non Statutory Consultations**

Conservation Officer No comments  
Chichester Harbour Conservancy: 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: At least one site notice exists - check the number.

Statutory advertisement: 24/02/2014

Number of representations received: None

## **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 visual amenities.

(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 visual amenities.

7.3 The window would be match the existng windows and is of similar design to an existing ground floor window in this elevation. It would face onto the water, where it is

unlikely to cause unacceptable loss of privacy.

## **8 Conclusion**

8.1 The application is considered to be acceptable and is recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to  
**GRANT PERMISSION** for application APP/14/00167

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 - PL-03

Proposed site plan - PL-04

Existing and Proposed elevations and floor plans - Drwg No. 01

**Reason:** - To ensure provision of a satisfactory development.