
Site Address: The Boathouse, 65 Warblington Road, Emsworth, PO10
7HG

Proposal: Demolition of existing single storey rear and side extension and
construction of new single storey rear and side extension and garage/covered car
port.

Application No: APP/14/00147 Expiry Date: 11/04/2014

Applicant: Mrs Berry Team: Team 2

Agent: Mr Randell Case Officer: Daphney Haywood

 More than Architecture

Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached 3 storey house of traditional design sited within a relatively large garden on the north side of Warblington Road. Detached properties lie to the north, east, south and west. The property has a long front garden and is set back from the road by some 20m.

2 Planning History

None relevant

3 Proposal

Demolition of existing single storey rear and side extension and construction of new single storey rear and side extension and garage/covered car port.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

Wind ()

Turbine

Zone

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist No comment
Building Control, (Fire Access Consultation) No adverse comments
Southern Water- Informative requested

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: 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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 The main impact relates to 63 and 67 Warblington Road. In respect to No 63, this property is situated some 7m from the boundary with the application site and the proposed single storey car port /garage is not considered to result in detriment. Regarding the impact on No 67, the drive and garden to that property provide separation and the proposed extension would be in excess of 4 m from the boundary and is not considered to result in detriment.

(iii) Effect on the character of the existing dwelling and the streetscene

7.4 The proposed extensions are of contemporary design and materials (cedar cladding and render with grey window frames) in contrast to the traditional design and materials of the existing dwelling. However, it is proposed to replace the existing windows and provide cedar cladding to the existing dwellings to provide a coherent approach, resulting in a visually attractive scheme. Additionally the property is well set back from the road and there will be limited visual impact on the street scene.

8 **Conclusion**

- 8.1 Due to the scale, siting and design it is considered that the proposal will not lead to an adverse impact to neighbours or the character of the streetscene.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00147 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 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials, including the provision of sample panels of the external facing materials to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No development including site clearance shall commence on the site until all trees not previously agreed with the Local Planning Authority for removal, shall have been protected by fencing in accordance with details to be submitted and along a line to be agreed in writing with the Local Planning Authority. Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that the tree are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policy CS16 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS Location plan

Site plan drawing number GA01Rev D

Block plan drawing number GA06

Existing floor plans and elevations drawing number EX01

Proposed elevations drawing number GA04 Rev D and 05Rev D

Proposed floor plans drawing number GA02 Rev D and 03 Rev B

Reason: - To ensure provision of a satisfactory development.