

Design & Access Statement:

62 Warblington Road
Emsworth
PO10 7HH



Image 01 - View NW from King's Road showing existing roof



Image 02 - View NW from King's Road showing new roof and bay window

APPLICATION TO HAVANT BOROUGH COUNCIL FOR HOUSEHOLDER PLANNING PERMISSION.

This report describes the application site and surroundings, and proposals for extensions to the rear and side.

1 THE SITE

- 1.1 No 62 is an L shaped 2-storey Edwardian house situated towards the southwest end of Warblington Road.
- 1.2 The property is of traditional design with roughcast painted masonry walls, slate roof with crested terracotta ridge tiles. What would have been painted timber sash windows have previously been replaced with uPVC.
- 1.3 At some point the attic was converted to habitable accommodation, including the installation of 2 No Velux roof balcony rooflights. These provide extensive views south over the garden and beyond to Chichester Harbour.



Image 03 – View south from attic balcony rooflights

- 1.4 The property sits within a generous plot, with a large south facing garden laid mainly to grass and bordered by a mixture of mature and young hedges. There are no significant trees within the curtilage.
- 1.5 Planning permission APP/19/00143 was granted in 03/06/2019 for a separate garage / annex, and this was completed early in 2023.
- 1.6 Planning permission APP/24/00307 was granted in 02/09/2024 for a ground floor side and rear flat roofed extension along with replacement of the existing roof to include the addition of an L shaped dormer. This permission has not been commenced.



Image 04 - View NW from King's Road showing APP/24/00307

2 PROPOSALS

- 2.1 Upon receipt of planning permission APP/24/00307, a review was undertaken due to changing personal circumstances of the applicant. This concluded that a well considered larger extension would provide more suitable accommodation for the needs of the applicant and his family, and have a more beneficial and transformative impact on both the function and appearance of the property.
- 2.2 The proposed building footprint remains the same as APP/24/00307, however rather than the previously permitted single storey extension to the rear, it is now proposed that the rear extension is full height to the new roof. The proposed side extension to the west remains as a single storey with a flat roof.

The existing roof is to be removed and replaced with a new roof to a similar design, but incorporating thermal insulation to current standards and to be built with the eaves 250mm higher than existing. This will have a di minimis impact on the appearance of the property but allow for suitable headroom to the attic storey.

The ground floor extensions are to be constructed in fair faced brickwork to match the adjacent garage/annex (APP/19/00143), with the upper storeys and gables finished in a roughcast render.

This larger development also affords the opportunity to apply 100mm external insulation to the flank walls (East and West) as the whole building is to be re-rendered as part of the works.

As with the previously permitted application, the ground floor extensions are expressed as simple plain volumes to the north and west, and as a glazed colonnade overlooking the garden to the south and east. The new external walls to the single storey west extension are topped with a reconstituted stone coping which conceals the gutter / eaves detail. The single storey flat roof is to be finished as a dark grey GRP finish. New contemporary windows are to be powder coated aluminium.

- 2.3 The new 1st floor accommodation and gables are given a roughcast render finish to tie them into the existing building. Window proportions and details match the existing sash windows, and the south elevation is further enhanced by a central bay window. This is given a lead roof which in turn continues up to become the central infill between the 2 south facing gables. Nestling between the gables is a small, concealed terrace serving the master bedroom.

3 IMPACT OF THE PROPOSALS ON NEIGHBOURING BUILDINGS AND STREET VIEWS

- 3.1 Due to the existing high boundary hedges found in Warblington Road and King's Road, the single storey ground floor extension will not be seen from any public highway (Image 05 below). The first floor and roof extend southwards by 3.32m, which will maintain a large visual gap between No 62 and No 64 to the west.



Image 05 – Existing street view from northwest

- 3.2 On account of the distance to the boundary, the height of the single storey extension and boundary hedge, views from the two proposed first floor windows in the west elevation of No 62 will over sail the front parking area of No 64 and avoid any appreciable overlooking.
- 3.3 The extended new roof has been given careful consideration so that it respects the character and scale of the existing building. The stepping down of the two ridges to the south break up the massing of the new roof and extension whilst the new bay window with its lead roof act as a delicate counterpoint to the blank east elevation (Image 07 below).



Image 06 – Massing model from SW



Image 07 – Massing model from SE

- 3.4 The new roof terrace is tucked between the two lowered ridges. As such it has neither views out, nor can it be seen, from either the east or west. It will provide views looking due south similar to those enjoyed by the existing Velux roof balcony rooflights.

In conclusion, the proposals have a negligible impact on the local street scene and have a minimum or neutral impact on neighbouring properties.

Jim Garland RIBA

May 2025

Drawing	Number 2501/	Rev
Block/Site plan	0000	P1
ground floor - existing	0100	P1
first, attic & roof plans - existing	0101	P1
elevations - existing	0200	P1
ground floor - proposed	1000	P1
first, attic & roof plans - proposed	1001	P1
elevations - proposed	2000	P1