

DELEGATED OFFICER REPORT

Site Address: 62 Warblington Road, Emsworth, PO10 7HH
Proposal: Removal and replacement of existing pitched roof, with eaves level set 250mm higher and new chimney, and including a full height rear extension to the property. Creation of a small roof terrace. Single storey ground floor side extension to the west
Application Type: Full Planning Permission
Application No: APP/25/00477 Expiry Date: 24/07/2025
Applicant: Lt Col Boutle
Agent: Mr Garland Case Officer: Jennie Fox
 Jim Garland Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 62 Warblington Road is a detached three storey dwelling located to the south-east of Warblington Road, close to the junction with King's Road. The property is set within a large plot bounded predominantly by mature hedging of varying heights, however the shared boundary with No.52 King's Road to the east is comprised of approximately 1.5m high timber fencing and a brick wall running from approximately 1m high by the fencing to 1.8m high as it reaches the level of the front building line. The frontage has been gravelled to provide parking and there are wide timber five bar gates providing vehicular and pedestrian access from Warblington Road. The property has previously been extended with a detached garage and annexe to the east boundary and permission was also granted for a ground floor side extension and replacement roof under APP/24/00307, although no works had taken place in relation to this at the time the site was visited. To the rear the private garden has been mostly laid to lawn and is approximately 18.6m long and 19.8m wide with a small paved area and pergola immediately behind the main dwelling. Whilst the newer garage and annexe are finished in red multi brickwork with a composite slate roof and contrasting terracotta ridge tiles and grey or brown Upvc fenestration, the main dwelling is in an Edwardian style with cream render and white timber detailing to the front gable. The main roof is in slate with a decorative terracotta ridge, although the porch canopy is in plain clay tiles. The original sash windows have been replaced with white uPVC equivalents and newer fenestration to aloft conversion, flat roofed rear addition and conservatory are in white uPVC and of a more modern style.
- 1.2 The surrounding area is residential and is comprised of large detached properties in a variety of styles and materials. Properties immediately to the north and west are three storey and properties immediately to the south and east along King's Road are chalet bungalows.

2 Planning History

07/70824/000 - Rear conservatory. Replace velux with velux 'cabrio' balcony system to rear elevation. , PERM,18/04/2007
APP/19/00143 - Single storey extension to west side, demolition of existing east side garage and erection of detached garage and annexe to provide living accommodation. Revised vehicular access., PERM,03/06/2019
APP/24/00307 - Ground floor side and rear flat roofed extension. Replacement of the existing roof, including the addition of an L shaped rear dormer. , PERM,02/09/2024

3 Proposal

Removal and replacement of existing pitched roof, with eaves level set 250mm higher and new chimney, and including a full height rear extension to the property. Creation of a small roof terrace. Single storey ground floor side extension to the west

Officer Comment

The description was amended to include a proposed chimney within the replacement roof.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Charles Robert

No comments received.

Councillor Grainne Rason

No comments received.

Councillor Reuben Mychaleckyj

No comments received.

Emsworth Residents Forum

No comments received.

Environmental Health Manager, Community Group

No comments received.

Officer Comment

In light of comments made by the Environmental Health Team for APP/24/00307, informatives have been included based on this previous response.

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

Comment	Officer Comment
No comments received.	

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 design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

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

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal comprises a replacement roof with a slightly higher eaves line than existing and including a south facing roof terrace, a two storey rear extension, and a single storey side extension. The additions would create an open plan kitchen/dining/living area, utility and shower room at ground floor, an additional bedroom and bathroom at first floor, and a larger master suite with access to the roof terrace at second floor. The property currently has four bedrooms not including an existing office and annexe and therefore additional parking provision would not be required, based on the criteria set out in the Havant Borough Council Parking SPD (2016). Two new side facing windows are also proposed at first floor. The agent has confirmed these would be fixed and obscure glazed and a condition to that effect is recommended.

7.4 The proposed ground floor extension appears to be identical in form to that approved under APP/24/00307, albeit the approval was for a ground floor side and rear extension whereas in this case the single storey element only applies to the side. The addition would be approximately 9.9m long and 2.6m wide, with a maximum height of approximately of 3.1m, and would be adjacent to the east boundary. The proposed single storey extension would be set back from the front wall of the host dwelling by approximately 1.7m and would be well screened from the street by the existing mature boundary hedge, which is over 2m high to the north-east corner of the site. As such the proposed ground floor side extension is considered to be subservient to the host dwelling

and to have a limited impact on the appearance of the street scene and is therefore deemed to be acceptable.

- 7.5 The proposed replacement roof would appear similar to the replacement roof previously approved when viewed from Warblington Road but would have a flat roofed area connecting the various gables when seen from the south as well as a south facing terrace to the second floor. The ridge height of the replacement roof would be a maximum of approximately 8.4m, some 0.25m higher than the existing ridge, and would duplicate the existing decorative terracotta ridge detailing. A small GRP chimney with traditional mouldings would be added to an existing flue as part of the replacement. The proposed two storey rear extension would span the rear of the house, replacing the existing conservatory and flat roofed rear extension, and would extend approximately 1.2m further behind the host dwelling than the existing extensions. The addition would be approximately 7.7m in height such that it would be subservient to the main ridge, although it would be somewhat visible from Warblington Road, where the property is at a slight angle to the street, as well as from Kings Road to the east, albeit at a distance of over 28m. To the rear there would be low terrace set behind the extension which would not exceed 0.3m in height and would therefore fall under permitted development and there would be an open pergola which would have an acceptable scale. Whilst the proposals would add substantially to the bulk of the host dwelling, they would not be out of keeping with the character of the area or the height and massing of other properties nearby. They would also have relatively little impact on the principal elevation and overall street view. The proposed replacement roof and two storey rear extension is therefore considered to be acceptable.
- 7.7 The materials proposed are brickwork to match the existing annex and roughcast render to match the host dwelling. The transition between the two materials at the side and rear was queried and the agent provided a proposed coping detail indicating how this would be managed. The proposals were also slightly revised to remove a stringer course within the render that would potentially clash with the coping detail. The proposed fenestration to the extensions would be in dark grey powder coated aluminium whilst the proposed new side windows to the existing dwelling would be in white Upvc to match existing. The proposed roof tiles would be slate with terracotta ridge tiles to match existing, with flat roofed areas to be in dark grey GRP matching the colour of the slates. Given the variety of materials within the local area, and that the character of the original host dwelling would be maintained, the materials are considered to be acceptable.
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.9 To the west is No.64 Warblington Road, a three storey detached property that has been previously extended with two storey additions to the south and west as well as single storey additions and a large rear dormer to the south facing roof slope. The angle of the street is such that the frontage of No.64 is approximately level with the rear of the host dwelling, and the proposals would therefore stop well short of the rear of this property. No.64 has no east facing windows at first floor and at ground floor has one high level window serving a garage and doors and windows to a rear kitchen extension, which is set over 14m from the shared boundary. The greatest impact to No.64 is therefore from the proposed side windows and ground floor side extension. The agent has confirmed that the proposed side windows would be fixed and obscure glazed to prevent overlooking and a condition to that effect is recommended. The proposed ground floor extension would have a flat roof and, as noted above, would be well screened by the existing mature boundary hedge. It would be set mostly forward of No.62 adjacent to the driveway and garage of that property out of the immediate view of any primary windows. As such the impact to No.64 is considered to be limited and acceptable.

- 7.10 To the east is No.52 Kings Road, a detached bungalow with a converted loft. The two properties are separated by the existing annex of the host dwelling and by mature hedge planting behind the annex. Views between the two properties are therefore well screened at ground floor level, and no new east facing fenestration is proposed at first floor. The proposals would be set at least 8m away from the shared boundary and approximately 19m from the nearest side facing window of No.52. Consequently the impact to No.52 is deemed to be limited and acceptable.
- 7.11 To the south is No.54 Warblington Road, which is a detached chalet bungalow set at almost a right angle to the application site such that the rear garden of No.54 shares a boundary with the rear garden of the host dwelling. The proposals would be set at least 17m from the shared boundary, with the proposed second floor terrace set back such that it would be approximately 19.5m from the shared boundary, with no direct views to the windows of No.54. Whilst the rear garden of this property would be visible from the proposed terrace, it is noted that the host dwelling already has fenestration at second floor and that the views would be similar. The proposed terrace would be partially screened by the gables to either side as well as being set back to reduce both actual and perceived overlooking. The impact to No.54 is considered, on balance, to be limited and acceptable.
- 7.12 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.13 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00477 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Block/Site plan - proposed 2501/0000 P1
Ground floor plan - proposed 2501/1000 P1
First, attic & roof plans - proposed 2501/1001 P1

Elevations - proposed 2501/2000 P2
Design & Access Statement

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the side elevation facing west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.