
8(4) Application Number: APP/12/00399

Ward: Emsworth

Site Address: 2 Harbour Way, Emsworth, PO10 7BE

Applicant: G Park and Dr M Shelley

Team: 2

Agent: Mr Howe

Case Officer: Mrs D Haywood

8 Week Date: 14/06/2012

Reason for Committee Consideration: Chichester Harbour Conservancy objection

Proposal: Part single storey, part triple storey side extension; loft conversion with velux rooflights; replacement balcony railings at first floor.

EHPBE Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No. 2 Harbour Way is an end-of-terrace 1970s property located adjacent to the Slipper Pond in Emsworth. This area which lies within the Emsworth Conservation Area at the southern end of King Street consists of several terraces, of primarily uniform design and materials. The area in general is visible from the public footpath around the Slipper Pond as well as King Street and Slipper Road across the pond. The application property is sited at the western end of the terrace of 3, bordering the road, and separated from the water by the other 2 dwellings in the terrace.
- 1.2 The existing terrace has slate roofs, rendered brick walls and white uPVC windows. Each of the three houses has a porch and an integral garage to the north and a brick ground floor sunroom with balcony above to the south. The railings on the balcony are white horizontal boards, which are predominantly found throughout the development. Nos 2 and 6 Harbour Way have solar panels on the southern roofslope.

2 Planning History

None relevant

3 Proposal

- 3.1 Part single storey, part three storey side extension; loft conversion with velux rooflights; replacement balcony railings at first floor.
- 3.2 The proposed development is to create a three storey stairwell on the west elevation with one storey pitched roof extensions on either side. This is to provide a more formal entrance to the house and allow access to the second floor. The materials would be slate and render to match existing, but the windows and door would be grey aluminium.
- 3.3 On the front (north) elevation, a single storey infill extension is proposed in place of an existing entrance porch. This would span much of the ground floor frontage, filling the space between the forward-projecting garage and side wall of No 4 Harbour

Way. It would have a mono-pitched roof in slate containing two rooflights. The walls would be rendered to match the existing. Like the staircase extension, grey aluminium windows are proposed for all windows.

- 3.4 Three rooflights are proposed in the front roof slope of the main house to allow light to the converted roof. These are permitted development, provided that they do not project more than 150mm from the roofslope.
- 3.5 The proposal for the rear (south) elevation is to replace the white horizontal board balcony railing at first floor with a stainless steel and safety glass balcony. Permission is needed due to the use of materials which differ from those of the existing house. At ground floor level an existing sliding glass doors to the rear sunroom would be replaced by four grey aluminium casement windows.

4 Policy Considerations

National Planning Policy

The National Planning Policy Framework, 2012.

Local Plan (Core Strategy) 2011

CS16 (High Quality Design)

CS11 (Protecting and Enhancing Heritage of Havant Borough)

5 Statutory and Non Statutory Consultations

Building Control

No comments to make.

Chichester Harbour Conservancy

Although the terrace is not identified as having much architectural interest or importance, the proposed changes would make the house appear incongruous when viewed from public footpaths. The brown windows would be disharmonious with the rest of the terrace. The use of a glass balcony, while different from the remaining properties in this terrace, is found elsewhere in the immediate area and would therefore not be so noticeable.

The proposed north elevation, however, which is highly visible from the public footpath and King Street, would be completely different from the rest of the terrace, which has flat roofs on the projecting porches and garages which punctuate the elevations. The proposed development would in our view have an adverse visual impact on the AONB and the Emsworth Conservation Area, due in particular to its use of inappropriate materials and the addition of the large pitched roof extension on the north elevation.

Officer comment: The balcony and window colour have been changed in response to the comments from the Conservation Officer (below), to match those installed at no 14 with a fully glazed balcony and dark grey window frames, CHC has been consulted on the amended plans and maintain its objection.

Conservation Officer

This property forms part of a 1970's development, architecturally undistinguished and of inferior design. The proposals will improve the building's appearance, particularly the new enclosed stair addition. This will break down the very bland

gable. The rooflights required to light the converted attic space face the internal courtyard and therefore will have negligible impact on the conservation area.

When dealing with properties that form part of a larger terrace block the general line would be to harmonise the materials. Given the current rather mediocre design I feel there is scope to make an exception here. I think the current proposals are along the right lines and would meet the test of "preserve or enhance".

A couple of design points that would be worthy of consideration:

1. The appearance of the balcony containment screen would be further improved by adopting a more contemporary fully glazed solution. This would make it more recessive. The approach taken at no.14 serves as a good example.

2. Aluminium windows are fine. A dark tone is advantageous as it will contrast with the light render. Dark brown or charcoal grey (as per no.14) would be acceptable.

Development Engineer

No contributions as householder application. No conditions2

Southern Water

Informative requested re building over public sewer.

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: 34

Number of site notices: 1

Statutory advert: Yes

Number of representations received: 3, one objecting, one objecting to part of the proposal and supporting part, and one supporting.

Summary:

- 6.1 The works would unbalance the terrace of 3 dwellings and would be prominent and incompatible with the appearance of adjacent buildings, in the Conservation Area
Comment: See section 7 below
- 6.2 The development would reduce the open space in an already overdeveloped concrete estate
Comment: See section 7 below
- 6.3 Would narrow the entrance to Harbour Way
Comment: See section 7 below
- 6.4 The location of the entrance door would encourage trades people to park in the entrance to Harbour Way obstructing traffic.

Comment: The entrance door remains within the curtilage of the site.

6.5 The alterations to the front of the property, the loft conversion and the replacement railings are supported.

Comment: Noted

6.6 The proposed works will benefit the district as a whole and are supported.

Comment: Noted

7 Planning Considerations

7.1 The development plan identifies the main considerations in relation to the proposal as:

- (i) Principle of development;
- (ii) Visual Amenity and Effect on the character and appearance of the Conservation Area and AONB
- (iii) Highway considerations.

(i) Principle of Development

7.2 The property lies within the built-up area of Emsworth where development would normally be permitted subject to the provisions of the Development Plan and any other material considerations.

(ii) Visual Amenity and Effect on the character and appearance of the Conservation Area and the AONB

7.3 Whilst in the Conservation Area, the 1970's development of which the application property forms a part is of undistinguished design, and it is considered that the proposal will improve the buildings appearance, providing interest to the currently bland gable end.

7.4 In respect to the pitched roofed extension to the front, the form of this extension would differ from the existing treatment of the 3 properties comprising this terrace, but not to such an extent as to be disharmonious with the application property and the terrace as a whole. The proposed materials comprising render and tiles to match the existing house, with grey window frames similar to those used at No14, are considered appropriate and acceptable in this location.

7.5 The proposed side extension would be sited on the grassed area to the side of the property, and will therefore reduce this area of green which is sited in a prominent location near the entrance to harbour Way. However, this area is separated from the road by a footpath and shrubbery area, and the siting and impact of the proposal which retains part of this grassed area to the side and rear of the extension is considered not to adversely impact the character and appearance of the Conservation Area and the AONB.

7.6 The use of stainless steel framework to the rear balcony would be a new design element in this locality but is considered to be of a suitable quality and not excessively conspicuous. It is not considered that a fully-glazed solution, as suggested by the Conservation officer, is essential here.

- (iii) Effect on residential amenity
- 7.7 The front extension would not project forward of the existing garage to no. 4 which adjoins to the east, and the side extension will not directly overlook or overshadow the adjacent properties and the proposal is not considered to result in detriment to the neighbouring properties.
- (iii) Highway Considerations
- 7.7 The property will remain as a 3-bed dwelling and there would be no change to the existing parking provision which comprises a single integral garages. The Development Engineer has raised no objection.
- 8 Conclusion:**
- 8.1 The proposed works are considered to improve the buildings appearance and not to result in detriment to the character of the area and neighbouring properties.
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RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/12/00399 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 external walling and roofing materials shall match in type, colour and texture those on the existing building. The windows and balcony shall be finished in accordance with the submitted details unless otherwise agreed in writing by the Local Planning Authority.
- Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and Planning Policy Statement 1.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
- GPMP/Ems/004- Site Location Plan/Block Plan
GPMP/Ems/002- Existing Elevations
GPMP/Ems/003 A- Proposed Elevations
GPMP/Ems/001- Existing and Proposed Floor Plans
GPMP/Ems/008 Parking arrangements
Design and Access Statement
- Reason:** - To ensure provision of a satisfactory development.

Appendices:

- (A) Location plan
 - (B) Block/parking plan
 - (C) Existing elevations
 - (D) Proposed elevations
 - (E) Existing and Proposed Floor Plans
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