
Site Address: 20 Bath Road, Emsworth, PO10 7EP
Proposal: Proposed rear dormer loft conversion, new front porch, front fenestration alterations along with upkeep and minor alterations to front elevation.
Application Type: Full Planning Permission
Application No: APP/24/00331 Expiry Date: 05/07/2024
Applicant: Mrs Boyes
Agent: Mr Dickens Case Officer: Denise Sheath
 Design Designed Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Bath Road, Emsworth, is a two storey middle terrace property located to the west side of Bath Road. The property comprises of white render and brickwork with concrete roof tiles. Vehicular access is from Bath Road with parking to the front.

The property is located within a residential area with some surrounding properties of similar design and others differing. To the front is the Mill Pond which is part of the Chichester Harbour area.

The property is located with Flood Zone 2/3 and is within Emsworth Conservation Area with the Chichester Harbour AONB adjacent the site.

2 Planning History

APP/23/01043 - Single-storey rear extension with first-floor rear elevation window alteration. PERM - 23/04/2024

3 Proposal

Proposed rear dormer loft conversion, new front porch, front fenestration alterations along with upkeep and minor alterations to front elevation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Emsworth Conservation Area Character Appraisal March 2010
Emsworth Management Plan March 2010
Chichester Harbour AONB Supplementary Planning Document
Chichester Harbour Management Plan 2024-2025

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(CS11 Protecting and Enhancing the Special Environment and Heritage
CS12	of Havant Borough)
	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)
ENP_D3	(Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer (1)

The proposal is for a new loft extension including a large flat roof dormer, 2 no front roof light windows, changes to the fenestration on the front elevation and a new pitched roof front porch.

The proposed front porch would feature a pitched roof and mock Tudor beam detailing. It is traditional in its design and would complement the character of the main house. The proposed alterations to the fenestration on the front elevation are considered to be suitable.

With regards to the proposed alterations to the roof, there are concerns. Due to its scale, the proposed dormer would be overly bulky and would eradicate the rear facing roof slope. In comparison to other dormer extensions to the rear of properties on Bath Road, the proposal would be significantly larger in scale and bulk.

Furthermore, due to the width and position of the dormer, it appears as though a chimney stack would need to be demolished (however this is not shown the existing elevations). Chimney stacks contribute an important, traditional, architectural feature within the conservation area and its loss would be harmful (albeit less than substantial harm) to the character of this part of the conservation area.

Overall, the dormer extension as proposed would result in less than substantial harm to the Emsworth Conservation for which there are no overriding public benefits to outweigh the harm. The proposal would not meet the test of Section 72 of the TCPA 1990, in that it would not preserve and enhance the special qualities of the conservation area. Furthermore, it would not accord with the relevant national and local planning policy and the Emsworth Neighbourhood Plan.

There is scope to have a dormer extension on the roof however, this would need to be reduced in size, which in turn should enable the chimney stack to be retained. I am happy to comment further on any amended plans if they are submitted.

Conclusion

HOLDING OBJECTION

Officer Comments

Following discussions with the applicant's agent revised plans were submitted reducing the size of the rear dormer.

Conservation Officer (2)

UPDATED RESPONSE FOLLOWING THE SUBMISSION OF AMENDED PLANS

The previous response raised concerns with the size of the proposed dormer window. Following the submission of the amended plans which reduce the scale of the dormer window, the objection to the application is removed.

The proposed dormer has been reduced both in width and height and is now more subservient to the main roof structure. It is also now a comparable size to other similar structures along this stretch of Bath Road.

As such, the harm to the Emsworth Conservation Area has now been removed and the application meets the test of Section 72 of the TCPA 1990, in that it would now preserve and enhance the special qualities of the conservation area. Furthermore, it would now accord with the relevant national and local planning policy and the Emsworth Neighbourhood Plan.

NO OBJECTION

Councillor Charles Robert

No Comment.

Councillor Reuben Mychaleckyj

No Comment.

Emsworth Residents Forum

No Comment.

Engineering/Drainage

No Comment.

Environment Agency

No Comment.

Property Services Manager

No Comment.

Chichester Harbour Conservancy (1)

No objection with conditions

Conditions

1) Matching materials

2) Ask that the Council negotiate a reduction in bulk / width of the proposed rear dormer.

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Reasoned Justification

This property is an attractive terraced house located within the Emsworth Conservation Area and fronting onto Chichester Harbour AONB / National Landscape. The front elevations of the terrace are highly visible across the Emsworth Mill Pond. The rear elevations are glimpsed from Waters Edge Gardens. The proposed rear dormer would be larger and bulkier than the existing dormers within the terrace, and would unduly dominate the roof. The proposed dormer would not be prominently visible from the wider area, however, given the location of the property within the Conservation Area and fronting onto the Chichester Harbour National Landscape, it is considered that the proposed dormer should accord with the advice on the design of dormers is set out in various policy documents including Section 22 of the AONB Supplementary Planning Document (SPD), which states that:-

'Dormer windows should be in keeping and proportionate to the design and materials of the building. They should not dominate the façade.'

We have no objection to the proposed front porch or roof lights, given that these alterations would match those carried out at neighbouring properties. The changes to the windows to the front elevation would also be an improvement due to the more sympathetic proportions through greater vertical subdivision of the glazing, again, to match the neighbouring properties.

We would ask that the Council negotiate a smaller dormer for the reasons given above, as the current proposal would fail to preserve and enhance the character of the Emsworth Conservation Area.

Chichester Harbour Conservancy (2)

.UPDATED RESPONSE FOLLOWING THE SUBMISSION OF AMENDED PLANS

Apologies for the delayed response on this one. We would agree with the updated response of the Council's Heritage team – the reduction in scale and bulk of the proposed dormer has overcome our previous concerns and the proposals would now meet the criteria set out in the relevant policies and legislation.

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: 1

Statutory advertisement: 17/05/2024

Number of representations received: 0

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 of Outstanding Natural Beauty and Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Flood risk

(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 - in this case specific consideration needs to be given to the site's location within the Chichester Harbour Area of Outstanding Natural Beauty (ANOB) and the Emsworth Conservation Area.

(ii) Appropriateness of design and impact on the character of the Area of Outstanding Natural Beauty and Conservation Area

7.3 The application site is within the Chichester Harbour National Landscape (formerly known as Area of Outstanding Natural Beauty). The site is also within the Emsworth Conservation Area.

7.4 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 requires that new development; Responds to, draws inspiration from and respects local context and: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site. Policy CS11 of the of the Havant Borough Local Plan (Core Strategy) 2011 seeks to protect and where appropriate enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas and Listed Buildings. Policy CS12 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to conserve and enhance the qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).

7.5 The special qualities of the National Landscape (as defined in the Chichester Harbour AONB Management Plan) include; 'The particularly strong historic character and associations' and 'The picturesque harbourside settlements.'

- 7.6 Policy H1 of the Emsworth Neighbourhood Plan requires that 'Any new development or alteration to an existing structure that affects, or has the potential to affect a heritage asset (whether designated or undesignated) will be required in its design, scale and materials to conserve or enhance the significance of the heritage asset, the wider historic character of Emsworth, and to have regard to the design guidance within this neighbourhood plan.'
- 7.6 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas
- 7.7 Paragraph 201 of the NPPF requires that LPAs '*identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*'
- 7.8 The Emsworth Conservation Area is significant because it comprises an old town located between two small creeks (adapted for mill ponds), with a medieval layout of streets and alleyways. It grew in importance from the 13th century and was especially prosperous in the 18th century as a port with fishing and trade.
- 7.9 The Council's Conservation Officer has been consulted on the application and following submission of amendments is satisfied that the proposal would preserve and enhance the special qualities of the Conservation Area. The Chichester Harbour Conservancy were also consulted and raised no objection to the amended plans.
- 7.10 The proposal includes a new porch area and the introduction of roof lights to the front elevation and roof slope of the property. The proposed porch and roof lights would be similar in appearance to the frontages of the adjoining neighbouring properties (No.19 & No.21 Bath Road). The proposed amendments and alterations would therefore improve the appearance of the property in relation to the adjoining neighbouring properties and are therefore considered in keeping with the character of the Conservation Area and the Area of Outstanding Natural Beauty (ANOB) and meets the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.11 The proposed rear dormer would not be visible from Bath Road, however the proposed dormer will be visible from Waters Edge Gardens. Following revisions to the submitted plans which resulted in the retention of the existing chimneys and reduction in scale of the dormer, it is considered that it is sufficiently subservient in its design and as there are dormers of a similar size in the roof slopes of the rear of Bath Road the proposed dormer is in keeping with the character of the Conservation Area and the ANOB and meets the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.12 The proposed roof material is to be changed from a brown tile to a grey slate tile which would be similar in appearance to the grey slate roof tiles of the neighbouring properties Nos. 19, 21 & 22 Bath Road, it is not considered that the change to roof tile would have a harmful impact upon the character of the Conservation Area and the ANOB. Therefore meeting the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7.13 The design and siting of the proposal is therefore deemed appropriate in context to the main building and its AONB and Conservation Area setting and is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12 and CS16 of the HBLP (Core Strategy), DM20 of the HBLP (Allocations) and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.
- 7.14 The design and appearance of the proposal would not result in material harm to the visual amenity of the host dwelling and streetscene. Furthermore, the proposal would preserve the character and appearance of the Conservation Area and there would be no material harm to its significance. The proposal would conserve the special characteristics of the National Landscape (AONB), it would accord with the Chichester Harbour AONB Supplementary Planning Document (SPD) and the Chichester Harbour Management Plan 2024-2025. The proposal would accord with Policies CS11, CS12 and CS16 of the HBLP (Core Strategy) and ENP_D1 and ENP_H1 of the Emsworth Neighbourhood Plan. Furthermore, it would accord with the requirements of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.15 It is considered that the proposed dormer, porch and minor alterations would not appear overbearing or lead to harmful overlooking 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), DM20 of the HBLP (Allocations) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.16 The proposal relates to extensions to an existing dwelling located within Flood Zones 2 and 3. Flood risk measures have been set out within the submitted flood risk assessment, which confirm the following:

It is considered that the proposals do not increase the risk of flooding and for the following reasons:

- No change is proposed to the existing ground levels of the dwelling.
- The proposed ground floor level of the proposed porch is to match the existing ground floor level and therefore is not at any greater risk of flooding.
- There is no additional area added to the roof from the loft conversion, therefore, no additional surface water to dispose over and above the existing.

The proposals have been designed to mitigate any existing flood risks by:

- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Durable hard floor finishes throughout the ground floor would not need replacing in the event of a flood.

- Temporary flood barriers could be installed in the threshold of any new external doors in the event of any significant flooding event is predicted to surround the property. Further to this Ground floor doors to have a flood seal.
- Any new drains will be fitted with one-way valves to ensure water cannot back up into the property.

To ensure there is no increased risk in safety to those using the building.

- All sleeping accommodation is currently located on the first and second floor levels of the house. This will be retained as such, to ensure that there is no increased flood risk to occupants at night when asleep. To ensure there is no increase in flooding across the site or areas surrounding the site;

7.17 The development is therefore considered to have appropriately taken flood risk into account and will not increase the risk of flooding to occupiers, meeting the requirements of Policy CS15 of the HBLP (Core Strategy).

8 **Conclusion**

- 8.1 The design and appearance of the proposal would not result in material harm to the visual amenity of the host dwelling and streetscene. Furthermore, the proposal would preserve the character and appearance of the Conservation Area and there would be no material harm to its significance. The proposal would conserve the special characteristics of the National Landscape (AONB). The scale, siting and design of the proposal would have limited and acceptable impact on neighbours, and the proposal appropriately takes account of flood risk issues. It is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00331 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:

Application Form - Received 30 April 2024
 Location Plan - Drawing No. 000_S2/06 REV 2 - Received 20 June 2024
 Block Plan - Drawing No. 000_S2/06 REV 2 - Received 20 June 2024
 Proposed Floor Plans - Drawing No. 000_S2/01 REV 2 - Received 19 June 2024

Proposed Elevations - Drawing No. 000_S2/03 REV 2 - Received 19 June 2024

Flood Risk Assessment - Received 09 May 2024

Confirmation of Materials - Received 25 July 2024

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 unless otherwise specified on the submitted forms, documents and hereby approved plans.

Reason: In the interests of the amenities of the area and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Emsworth Neighbourhood Plan and the National Planning Policy Framework.