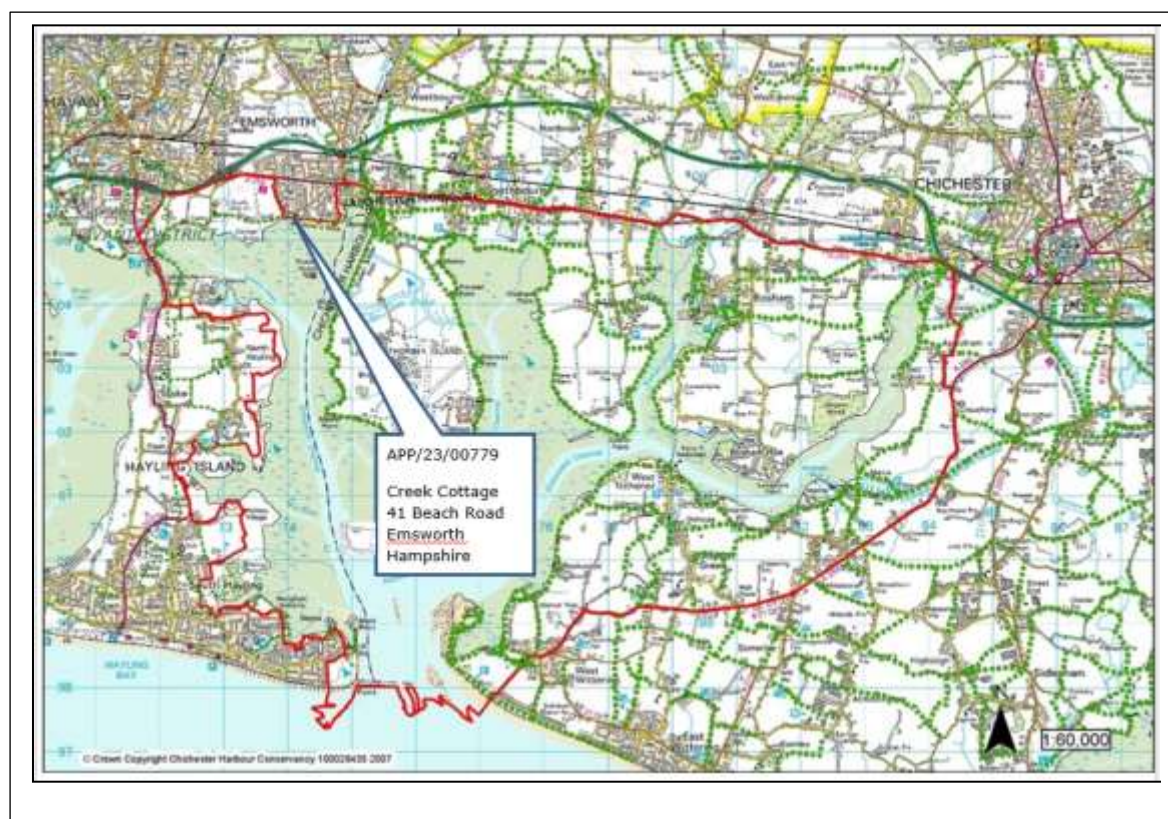


Local Planning Authority planning application reference: APP/23/00779

Site - Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR

Proposal - Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.



Recommendation – Objection: Notwithstanding adjustments that have been made to the overall design, following a pre-application enquiry and the impressive sustainable credentials of the replacement dwelling, there would be adverse visual impact to the setting of the Chichester Harbour AONB. This would be by reason of added bulk and mass across the width of the plot at first floor level, accentuated by an incongruous flat-roofed design containing skylight windows, where the immediate context is pre-dominantly of pitched roof forms. The proposals are therefore considered to be contrary to Policies CS12, (which also includes consideration of Policies 1-2 of the Chichester Harbour Management Plan 2019-2024), CS1 (7)-CS8, CS12, CS16.1 (a)/(c), DM9.2/3 and AL1 of the Borough Development Plan and Policies D1 (c), D2 (a), and D7 (a) of the 'made' Emsworth Neighbourhood Plan.

1.0 **Site and its context**

1.1 The site is within a defined 'urban' area and sits immediately north of the AONB boundary and public Solent Way footpath in the C2 Emsworth Channel Head Landscape character area, as defined by the CBA 2005 Landscape Character assessment (updated 2019) for the Conservancy, exhibiting the following relevant key characteristics:-

- Broad inlet bounded by the gentle slopes of Thorney and Hayling Island, and of the lower Coastal Plain to the north.

- Intertidal mudflats and saltmarsh.
- Long uninterrupted views.
- Open character.



- 1.2 The 0.109 ha, roughly rectangular site, currently consists of a detached, 5 bedroom chalet bungalow with detached garage on the west side of this the street, and 4 small domestic outbuildings dotted along the western boundary line. The dwelling has a rather ramshackle appearance, but currently has a neutral impact on the setting of the AONB. The Solent Way public footpath and shingle beach of the Harbour lie to the south. Western Parade lies to the east, where a number of dwellings have been either replaced or heavily modified in recent times (see photographs below) and there is a mixture of architecture and materials in the immediate area. Both neighbouring dwellings east and west are chalet bungalows with developed roofspaces and single storey eaves line. Both have pitched roofs, as do the majority of dwellings in the immediate area.

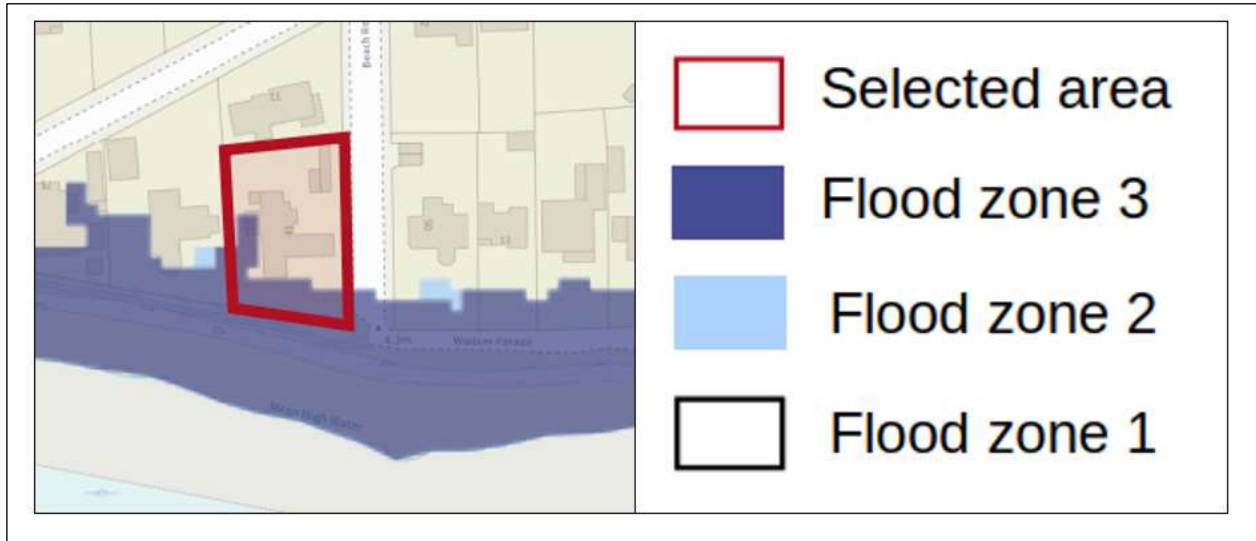




- 1.3 72 Warblington Road to the north (seen below, with photo below it showing the relationship to Creek Cottage) is fully 2 storeys in height with a developed roofspace containing dormer windows. This property may have been sub-divided from the application site and built out under planning permission 20218/3 granted 24-6-1977. The dwelling closely abuts the northern boundary of the application site.



- 1.4 The site is very prominent to views from the Harbour and its foreshore as well as the public right of way in front of the site and to a lesser degree from Warblington Road, where it is glimpsed between other properties.
- 1.5 The projecting single storey conservatory element of the property stands slightly forward of its neighbours, with the south and especially west side of the plot within Flood Zones 3 (see below), but majority within flood zone 1 (the applicant's agent saying part also within Zone 2), with the dwelling's internal finished floor levels said to be 4.26m AoD.



- 1.6 The existing dwelling has white rendered/white weatherboarded facades, with a plain clay tiled roof, save for flat felted/dormer roof areas and glazing to the conservatory. Site boundaries are marked by very weathered close-boarded timber fencing, with a very well-established hedge to the southern (footpath) boundary. A number of trees exist within the plot. The architecture of this modest and much altered dwelling is unremarkable. Some other photographs of the site are shown below.





Looking south-west



Looking east from footpath



Views from Warblington Road



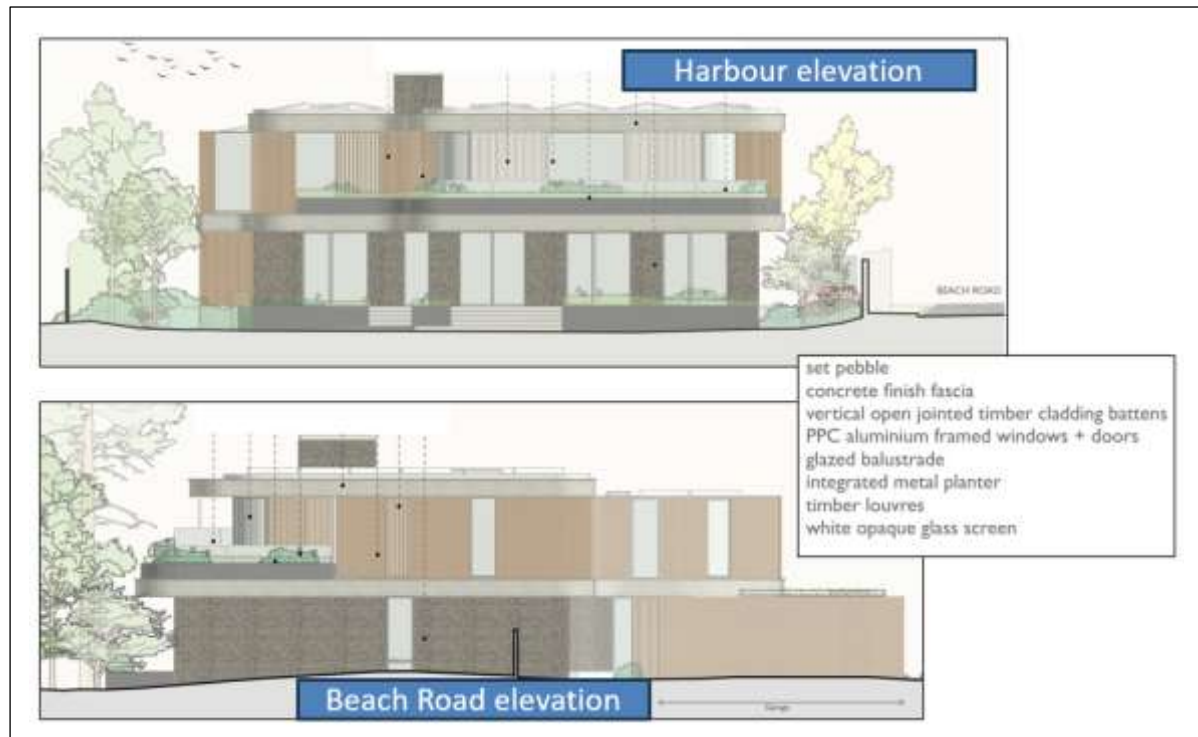
Other adjacent in Western Parade



2.0 Site history

- 2.1 Under GEN/22/00778, the Council sought the Conservancy's views on very similar proposals. Conservancy Officers expressed concerns for impact to the AONB's setting. Prior to that only a few modest applications to alter and extend the dwelling.

3.0 Proposed development



3.1 To demolish and remove all existing buildings and build part single, but mostly two storey flat-roofed dwelling with first floor cantilevered slightly over ground floor on east side. Dwelling would be raised up on a 600mm plinth and have a large projecting balcony at first floor looking out over Chichester Harbour. A considerable amount of full-length glazing would be fitted to this southern elevation, the first floor not really tempered by any significant roof overhang but reduced by moveable louvred screens. A second and separate staircase would lead up to a home work studio partly located over the integral double garage. Cellular storage SuDS system to be installed under driveway, to attenuate rainfall surges.

3.2 The application has been supported by the following reports: -

- Planning statement;
- Design and access statement;
- Dark skies assessment;
- May 2023 ecological impact assessment;
- Flood risk assessment and SuDs design;
- Daylight impact assessment;
- Landscape visual impact assessment (LVIA);
- Nitrates report;
- Arboricultural report; and,
- Sustainability statement.

3.3 The applicant's agent sets out the following adjustments to the replacement dwelling's design since receiving pre-application advice: -

- 20% reduction in footprint and 4m shortening of garage off north boundary;



- Width of dwelling reduced to that of the existing;
- Roof overhang reduced;
- Greater detail on balcony planting to demonstrate ability to withstand challenging weather conditions;
- Balcony glazing to be non-reflective;
- Sunlight and daylight study submitted to demonstrate no loss of amenity to neighbours in that regard;
- Glazing reduced on north elevation;
- Dwelling height reduced by 400mm;
- More detailed soft planting design;
- Greater clarity on 'thermal bridging' to demonstrate Co₂ reduction achievable;
- Dwelling fitted with a lift to demonstrate access for all over lifetime of dwelling;
- Plot density study to show proposals comparable to context; and,
- Imagery produced of comparable pitched roof design to demonstrate how much lower the flat roof design would be (seen below).

NORTH WEST VIEW FROM SHORELINE



Image 1 - Existing massing



Image 2 - Theoretical two storey pitched roof form



Image 3 - Proposed flat roof form



- 3.4 The principle driver for the project has been to create a premium Passivhaus standard dwelling, which would be 85% more carbon efficient than a standard house under the current building regulations. Much is made of this laudable attribute in the submitted statements supporting the application.
- 3.5 The applicant's agent also has consulted a Design Review Panel twice who are now supportive of the submitted proposals.
- 3.6 No bats have been found roosting in the existing dwelling.
- 3.7 The materials palette of the new dwelling is specified in the elevations image above and the applicant has confirmed Solar PV panels laid at a shallow angle on the flat roof, would be wholly black in colour.
- 3.8 There would be 4 skylights in the flat roof, but the Dark Skies report does not set out if these would be fitted with blinds to prevent upward spillage of light into the night sky.

4.0 Key issues and related Policy framework*

*** NPPF paragraphs** - 1-3, 6-23, 28-30, 34, 38-43, 47-50, 55-57, 60-63, 65-68, 72-78, 81, 92-93, 98, 104-105, 110-114, 119-120, 124, 126-127, 130-131, 134, 152-154, 157, 159, 162, 167, 169-171, 174-176, 179-182, 189, 199, 202, 218-219, 221, 223;

NPPG ID's - 6-8, 15, 20, 21a, 21b, 26, 31, 34, 53, 56;

HBLP – CS1 (7)-CS8, CS12, CS14-CS17, CS20, DM8-DM9, DM11-DM14 / AL1-AL2, DM25;

ENP – M1, D1-D3, D6-D7;

CHMP: 1-2

SPG/SPD

4.1 **Safeguarding intrinsic character and beauty of coast/biodiversity from inappropriate development**

- 4.1.1 The impact to the character of the area and surrounding landscape still falls to be considered under Policies CS12 and CS16 and relevant design policies of the Neighbourhood Plan, even where the site is not within the AONB. Criticism was made of the uncontextual flat-roofed design, but the applicant has persisted with this. Whilst reliance is placed on the LVIA, no silhouette comparison has been carried out and no footprint comparison either. The former is considered more of an issue, given the applicant's contextual footprint to plot ratio analysis. What is clear is that despite the quality of the architectural design, it would be widely divergent from the pitched roof profile character of the immediate area and the additional bulk/mass at first floor level would be highly noticeable to persons in Beach Road or walking along the public footpath/beach, especially being as this would be closer to the Harbour.



4.2 **Flood risk**

- 4.2.1 The applicant has demonstrated that the dwelling would be raised up to safeguard it from a flood event with Flood zone 1 providing a safe escape route through the dwelling to Beach Road. Cellular storage in the driveway could ensure that surface water rainfall events could be attenuated without increasing the risk of flooding elsewhere.

4.2 **High quality and sustainable design**

- 4.3.1 The applicant's architect has crafted an attractive replacement dwelling and specified high quality materials for its finish. The dwelling's proposed sustainable design credentials are most impressive.

5.0 **Conclusion**

- 5.1 Notwithstanding the design quality of the proposals the flat-roofed design would not respect the site context of a prevailing pitched roof landscape and would thus be too divergent and harm the setting of the AONB. Whereas a notional pitched roof alternative has been modelled, this has been done on the premise that the dwelling has to be on two levels. A predominantly single level, pitched roof dwelling could still deliver a quality replacement in-tune with the surrounding roofscape.

SRL - For 13.11.2023 CHC Planning Committee

Comments requested by: 6 November 2023. Extension of time given to comment.

*Abbreviations

NPPF – National Planning Policy Framework (September 2023 iteration)

NPPG – National Planning Practice Guidance (2014 onwards)

HBLP – Havant Borough Local Plan (2011/2014)

ENP – Emsworth Neighbourhood Plan ('made' 2021)

CHMP – Chichester Harbour Management Plan (2019-2024)

SPG/SPD –

Emsworth Design Statement (2008)

Borough Design Guide (2011)

Joint Chichester Harbour AONB SPD (2017)

SuDS – Sustainable urban drainage system

AoD – Above Ordnance datum

LVIA – Landscape visual impact assessment

