
Site Address: 23 South Street, Emsworth, PO10 7EG
Proposal: Ground floor rear extension, first floor rear extension, loft/second floor extension with installation of dormer windows and increase the roof height.
Application Type: Full Planning Permission
Application No: APP/23/00171 Expiry Date: 07/06/2023
Applicant: Mr Tindall
Agent: Mrs Balbido Case Officer: Selina Donophy
 Town Planning Expert
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two-storey, residential property dating back to 1949 (as per plaque on exterior). It is constructed of poor-quality materials which was reflective of post war housing at the time. The front is part render, part facing brick with Flettons used on the remaining elevations. The roof tiles appear to be clay and there is a squat chimney which makes little contribution to the conservation area. The fenestration is timber but of low quality. A modern garage door has been inserted / replacing earlier doors. This building makes a neutral contribution to the conservation area. The site is situated in between a restaurant (Grade II Listed) and pub (Locally Listed), with the South Street car park located to the rear. There is a rear garden, part of which is being used for the adjacent restaurant.

2 Planning History

APP/15/00928 - Alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C1 to C3), approved under APP/14/01165 (Approved 04.11.2015). Request to Discharge Condition No. 2,3,4 & 5 (04.10.2018). , PERM,04/11/2015

APP/16/00898 - Alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C3 to C1) - Revised Application. , WD,19/10/2016

APP/16/01113 - Alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C3 to C1) - Revised Application. , REF,16/01/2017

3 Proposal

Ground floor rear extension, first floor rear extension, loft/second floor extension with installation of dormer windows and increase the roof height.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)
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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
END_H2 (Buildings of local historic interest)
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

Chichester Harbour Conservancy

No objection, subject to a suitable planning condition for the agreement of all external facing and roofing materials to the application, preferably those approved in discharge of conditions imposed on decision APP/15/00928.

Conservation Officer

A very similar application was approved under APP/15/00928 for the conversion of the building into a hotel associated with the adjacent restaurant. Whilst this current application is for residential use and not a hotel, the proposed physical changes are very similar. The proposed changes to the front elevation include; a slight increase in ridge height, the inclusion of 2no. pitched roof dormer windows and new fenestration (sash style, Georgian windows). This is almost identical to the already approved front elevation under APP/15/00928). The windows would be replaced with new white painted timber windows.

The rear elevation proposes a single storey and a two-storey extension (to sit side by side) and three, rear facing pitched roof dormer windows. The single storey extension would have a flat roof design with a raised roof lantern. The two-storey extension would feature a pitched roof with a barn hip on the gable end. This is a slightly different arrangement to that approved under APP/15/00928 as both extensions would not extend out so far, particularly the single storey element next to the listed building which is almost reduced in half depth wise.

Overall, given that the scheme under APP/15/00928, was deemed acceptable, this scheme is of a reduced mass and bulk and therefore arguably has less impact on the adjoining heritage assets, in particular, the Grade II listed building to the south. The single storey extension will still retain a gap between the two buildings as per the previous permission. In terms of the impact on the conservation area, it is considered that this will enhance this part of South Street and therefore the proposal is in accordance with Section 72 of the T&CPA 1990.

Conclusion

In summary, it is considered that the proposal would not be harmful to the significance of the adjacent heritage assets and would preserve and enhance the special qualities of the conservation area, meeting the tests set out in Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION subject to the following conditions:

1. Unless specified, matching materials
2. Windows to be finished with white painted timber as per agents' confirmation
3. If new materials, please include a condition requesting material samples

Councillor Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

National Amenity Societies - Historic Environment Advice

No comment received

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: 11

Number of site notices: 2

Statutory advertisement: 24/03/2023

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 , conservation area and adjacent listed building
- (iii) Impact on the AONB
- (iv) Effect on neighbouring properties

(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, conservation area and adjacent listed building .

7.3 The site is located on South Street within the heart of the Emsworth Conservation Area. It is also immediately adjacent to a Grade II listed building. As such, local plan policies CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough), Policy CS16 (Design) and Allocations Plan Policy DM20 (Historic Assets) are relevant. Policy CS11 advises that planning permission will be granted for development that protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas.

7.4 This proposal is for a ground floor rear extension, first floor rear extension, loft/second floor extension with installation of dormer windows and an increase in the roof height. It is noted that a previous application was approved at this site under APP/15/00928 which included extensions alongside a change of use from residential use to a boutique hotel. It is understood this permission was never implemented. Other proposals have also been made at this site since which have not received planning approval. This proposal would have a smaller single storey rear extension than that approved under APP/15/00928.

- 7.5 The proposed alterations include a raising of the ridge height with an increase of approximately 40cms . Two dormer windows would be added to the front elevation- these would have hipped back roof slopes with the ridge coming level with the revised roof ridge. Three of these same design dormer windows would also be added to the rear elevation roof slope. To the rear would be a two storey extension which would have a depth of approximately 5 metres, and a height of 6.5 metres. The extension would have a barn hip design with the ridge set below that of the main roof - this would be joined to a single storey rear extension which would have a flat roof with a raised lantern rooflight - the rear wall of these extensions would come in line however the site is set at an angle and therefore the extensions would be sited at an angle.
- 7.6 The dormers would allow for loft space , creating a fourth bedroom with an ensuite bathroom . At second floor level the extension would create a third bedroom and ensuite at the rear - this bedroom would be served by a rear elevation window. At ground floor level the extensions would create an open plan kitchen/living area and utility room. These would be served by a window and set of doors to the rear elevation and raised lantern rooflight.
- 7.7 Proposed materials would all match existing as confirmed by the applicant. Windows would be in white timber frame to be in keeping with the aesthetic of the Emsworth Conservation Area.
- 7.8 The proposed extensions would add considerably to the footprint of the building towards the rear and would be visible from the back of the South Street car park. Whilst this is noted , the design is deemed to take into consideration the context of the surrounding area and host dwelling , noting that the adjacent buildings also project considerably towards the rear above ground floor level. The barn hip design would appear subservient to the main dwelling with the hipped back roof and lowered ridge. The raised ridge would result in a slight increase in roof height in relation to the adjacent buildings however this would be relatively minor in comparison and is judged to be generally in keeping with the streetscene. The proposed dormers would sit subserviently within the roof slope. Overall the extensions are not deemed to result in harm to the character of the host dwelling . The resulting garden area would not meet the 10 metre standards as specified in the Havant Borough Design Guide although at its widest it would be approximately 9 metres in width so it only just not meet the guidelines. It also is considered that many properties in the centre of Emsworth do have smaller gardens and therefore this would not be out of character with the pattern of development for the area .As a result, insofar as the statutory duties imposed by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 (1) of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving the setting of listed buildings and the character or appearance of the Conservation Area are satisfied.
- 7.9 As specified above the site is located within the Emsworth Conservation Area and is site adjacent to a listed building . Therefore the following policies are relevant from the Planning (Listed Buildings and Conservation Areas) Act 1990 :

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Planning Authorities in considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting to have special regard to the desirability of preserving a listed building, or its setting, or any features of special architectural or historic interest it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant a listed building consent for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Havant's Heritage Officer has been consulted in regards to this proposal. The following comments were made :

Overall, given that the scheme under APP/15/00928, was deemed acceptable, this scheme is of a reduced mass and bulk and therefore arguably has less impact on the adjoining heritage assets, in particular, the Grade II listed building to the south. The single storey extension will still retain a gap between the two buildings as per the previous permission. In terms of the impact on the conservation area, it is considered that this will enhance this part of South Street and therefore the proposal is in accordance with Section 72 of the T&CPA 1990.

Conclusion -

In summary, it is considered that the proposal would not be harmful to the significance of the adjacent heritage assets and would preserve and enhance the special qualities of the conservation area, meeting the tests set out in Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION subject to the following conditions:

4. Unless specified, matching materials
5. Windows to be finished with white painted timber as per agents' confirmation
6. If new materials, please include a condition requesting material samples

The applicant has confirmed that the materials would be matching and windows would be in white timber frame.

- 7.10 Overall the proposals are deemed to be acceptable within the context of the host dwelling, surrounding area, Conservation Area and Listed Building. 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 Policies CS16, CS11 and CS12 of the HBLP (Core strategy) as well as policy DM10 of the Havant Allocations Plan and Policies H1, H2 D1,D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact on the AONB

- 7.11 The site is located within the Chichester Harbour AONB. The Chichester Harbour Conservancy have been consulted in regards to this proposal and have no objection to uphold subject to a materials condition.

(iv) Effect on neighbouring properties

- 7.12 To the north of the site is the pub, no 21 South Street. There are no windows on the rear/side elevation of no 21 and therefore the rear extension proposed would not result in harm to the amenity of this property. To the south of the application site is no 25 which is the restaurant next door. There is a window on this side elevation at no 25 however the single storey extension would stop just before this window. It is noted that rear extensions were previously approved in this siting back in 2015. It was noticed that the rear garden has been rented out as seating space for no 25. The applicant has confirmed this has been removed and a condition will be applied to ensure the seating is fully removed from the site to allow for adequate outdoor amenity space for a residential dwelling.
- 7.13 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.

(v) Parking

- 7.14 This proposal would result in a fourth bedroom in the property which would require an additional parking space on site as specified in the Havant Parking SPD. The applicant has confirmed that no further parking could be provided for on site and have stated that the site is located within a sustainable location. It is understood that the area is served by nearby bus and train links making travel via public transport accessible. It is also understood that many properties in Emsworth town centre also have a shortfall in parking space and the South Street car park offers overnight parking without charge with a lack of barriers at the entrance. With this in mind, in this instance the shortfall in parking space allocation is considered to be acceptable.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00171 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:

TIMBER FRAMED WINDOW CONFIRMATION uploaded on the 09 May 2023

004 B AMENDED PROPOSED ELEVATIONS SHEET 1
005A PROPOSED ELEVATIONS - SHEET 2
12 Apr 2023 AMENDED BLOCK PLAN
12 Apr 2023 AMENDED LOCATION PLAN
006A ROOF PLANS
010A WINDOW AND DOOR DETAILS
011A WINDOW AND DOOR DETAILS
012A WINDOW AND DOOR DETAILS
013A WINDOW AND DOOR DETAILS
014A WINDOW AND DOOR DETAILS
003C PROPOSED FLOOR PLANS

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 character and amenities of the area and host dwelling and having due regard to policies CS16, CS12 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 as well as Policies H1, H2 , D1, D2 and D3 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework.

- 4 Within one month of the date of this decision notice the seating area linked to the restaurant at no 25 South Street located to the rear of the site shall be permanently removed from the land.

Reason: In the interests of the character and amenities of the area and host dwelling and having due regard to policies CS16, CS12 and CS11 of the Havant Borough Local Plan (Core Strategy) 2011 as well as Policies H1, H2 , D1, D2 and D3 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework.