

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

Conditions:

1. Final detail and finish of windows to be agreed by the LPA

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

Reasoned Justification

This large property lies within the Emsworth Conservation Area and the AONB, in close proximity to the Harbour. It is prominently visible within the immediate street scene within Kings Street and The Fishermans but is not visible from the wider Harbour or AONB beyond its immediate built setting.

The proposal to replace all the windows with timber windows of a consistent design with Georgian glazing bars would appear to be a positive move; however, it is difficult to be sure in the absence of any plans detailing the proposed windows (we would normally expect to see plans showing the opening methods, dimensions and proportions of the frames and glazing bars and cross sections of the proposed windows). However, given the odd mix of windows including UPVC at present and the move to solely timber windows which we would expect to be an improvement, we would not raise an objection to this application provided the Local Planning Authority is satisfied that the proposed windows would be sufficiently sympathetic to the building, the Conservation Area and the AONB within which it is situated. We would therefore ask that the final detail and finish of the proposed windows be agreed by the Local Planning Authority.

The proposed summer house is of a suitably modest size for an incidental domestic outbuilding and would therefore have a limited impact on the immediate street scene or wider AONB landscape.

Chichester Harbour Conservancy - following receipt of additional information

Thank you for consulting Chichester Harbour Conservancy on the above planning application. Chichester Harbour Conservancy is a unique organisation in that it is the only Harbour Authority with statutory responsibility for an Area of Outstanding Natural Beauty (AONB). Further details are explained in the Appendix to this response.

Chichester Harbour Conservancy's Response **NO OBJECTION**

Following the submission of details for the proposed windows, we have no objection to this application.

Conservation Officer Assessment

The existing windows are a mixture of UPVC and wooden frames. The front elevation features a large set of UPVC windows at ground floor level. The proposal is to replace all the windows with new wooden frame versions with multi-panes in a sash style. These will include double glazing, of which the majority of which already feature. Full scale window details have been provided with the application and these also confirm that the finish of the wooden window frames will be painted white.

Overall, the matching windows will provide the dwelling with a more cohesive appearance than it currently has with the mixture of window types. This will improve the visual quality of the property within the context of the conservation area and the use of timber framed windows is appropriate to the character of this section of King Street.

With regards to the summer house, this will replace a small existing shed structure. This will be located inside the side / rear boundary wall of the property. It will be constructed of timber left natural and will have the appearance of an attractive, domestic garden structure with glazing.

Conclusion

In summary, it is considered that the proposals would not be harmful to the significance of the heritage asset and would preserve and enhance the special qualities of the conservation area, meeting the test set out in Section 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION

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: 1

Statutory advertisement: 31/03/2023

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 Emsworth Conservation area and the Area of Outstanding Natural Beauty.
- (iii) 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 Emsworth Conservation area and the Area of Outstanding Natural Beauty.

7.3 The proposal is to replace all the windows with new wooden frame versions with multi-panes in a sash style. These will include double glazing, of which the majority of which already feature. Full scale window details have been provided with the application and these confirm that the finish of the wooden window frames will be painted white. The matching windows will provide the dwelling with a more cohesive appearance than it currently has with the mixture of window types. This will improve the visual quality of the property within the context of the Conservation Area and the use of timber framed windows is appropriate to the character of this section of King Street.

7.4 The proposed summer house will replace a small existing shed structure located inside the side / rear boundary wall of the property. It will be constructed of timber left natural and will have the appearance of an attractive, domestic garden structure with glazing.

7.5 It is therefore considered that the proposal would preserve the character and appearance of the Conservation Area, as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and meet the requirements of Policy CS11, CS16 of the HBLP (Core strategy), DM20 (Local Plan Allocations) and H1, H2, D1 and D2 (Emsworth Neighbourhood Plan).

7.6 As to the impact on the Area of Natural Beauty (ANOB), the proposed replacement windows to solely timber frames would have a positive impact upon the dwellinghouse. The proposed summer house is considered a suitably modest size for an incidental domestic outbuilding. Therefore, the proposals are considered to have a limited impact on the immediate street scene and wider AONB landscape.

(iii) Effect on neighbouring properties

7.7 It is not considered the proposed replacement windows and erection of a summer house adjacent to the eastern side boundary would have a harmful impact upon the neighbouring properties adjoining or opposite the application site in terms of overlooking, loss of outlook or over shadowing. It is therefore considered the proposed alterations and the erection of a summer house would have a minimal and acceptable impact upon these neighbouring properties.

7.8 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.

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 conservation area and the AONB. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations) and Sections 66 and 72 of the Town & Country Planning Act 1990 (Listed Buildings and Conservation Areas) and can be considered acceptable for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00217 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 20 March 2023
Heritage Statement - Received 20 March 2023
Location and Block Plan - Drawing No. 23043 000 Rev 01 - Received 20 March 2023
Existing Floor Plans - Drawing No. 2304 100 Rev 00 - Received 20 March 2023
Proposed Floor Plans - Drawing No. 2304 100 Rev 00 - Received 20 March 2023
Existing and Proposed North and East Elevations - Drawing No. 2304 .3 200 Rev 01 - Received 20 March 2023
Existing and Proposed South and West Elevations - Drawing No. 2304 .3 201 Rev 00 - Received 20 March 2023
Summer House Floor Plans and Elevations - Drawing No. 2304 3 010 Rev 01 - Received 20 March 2023
Casement Window Horizontal Section - Received 25 May 2023
Casement Window Vertical Cross Section - Received 25 May 2023
Sash Window Horizontal Section - Received 25 May 2023
Sash Window Vertical Cross Section - Received 25 May 2023
Cill Options - Drawing No. Rev B - Received 25 May 2023
Dale Window Elevations and Schedule - Received 25 May 2023
Mullion Detail - Drawing No. Rev B - Received 25 May 2023
Glazing Bar Details - Received 25 May 2023
Trickle Vent Option - Drawing No. Rev B - Received 25 May 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.