
Site Address: 23 Queen Street, Emsworth, PO10 7BJ
Proposal: Modifications to rear single storey extension and small increase in its footprint. Revised 1st floor layout to remove partition abutting window and create an ensuite.
Application Type: Full Planning Permission
Application No: APP/23/00174 Expiry Date: 04/05/2023
Applicant: Mr & Mrs Maclean
Agent: Mr Helyer Case Officer: Selina Donophy
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located in Queen Street in Emsworth, within the Emsworth Conservation Area. It comprises a detached, two-storey dwelling of brick and clay tile construction with two brick chimneys. The property dates back to the late C18 and is Grade II listed. See listing description below:

"House. Late C18. Red brick walling in Flemish bond. Hipped roof, brick dentil eaves. Brick, with a tile roof. Symmetrical front (north) of 2 storeys, 3 windows. Rubbed Venetian openings to the 1st floor, with a central arched opening. Sashes; 2 angular ground floor bays, with sashes. Wood doorcase has an open pediment, broken cornice, fluted pilasters, an arched opening with radiating fanlight, 6-panelled door on 4 stone steps, with wrought-iron plain side rails".

The property is extended at the rear with various single storey additions. There is a large rear garden which is landscaped.

2 Planning History

APP/21/00333 - 1No. Willow crown reduce by 4m overall to previous pruning points; 1No. Yew crown reduce height by 2m and west sector by 1.5m to previous pruning points, within conservation area of Emsworth., RNO,18/05/2021

APP/23/00150 - Fell 9No Leylandii. 1No Pittosporum reduce crown height and spread by 3 metres, leaving crown height of 4 metres and crown spread of 3 metres. 1No Bay reduce crown height and spread by 3 metres, leaving crown height of 4 metres and crown spread of 3 metres. 1No Strawberry reduce crown height and spread by 1.5 metres, leaving crown height of 4 metres and crown spread of 3 metres. 2No unidentified species reduce crown height and spread by 1.5 metres, leaving crown height of 3 metres and crown spread of 1.5 metres. Trees within conservation area of Emsworth. , RNO,24/04/2023

APP/23/00175 - Listed Building consent for modifications to rear single storey extension and small increase in its footprint. Revised 1st floor layout to remove partition abutting window and create an ensuite., DEL,

3 Proposal

Modifications to rear single storey extension and small increase in its footprint.
Revised 1st floor layout to remove partition abutting window and create an ensuite.

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)

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_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour Conservancy's Response

NO OBJECTION WITH CONDITIONS

Conditions:

1. Materials and finishes be as set out in the application form.

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

Conservation Officer

Following new ownership, the property is currently being renovated, part of which requires planning permission and listed building consent. One part of the proposal is to connect the three sections of rear extension into one shared kitchen / dining space. These three sections differ in age with the section attached to the historic building likely dating from late C19 (as shown on historic maps), the next section also dates back to this time however, has been rebuilt at some point (possibly in Victorian times) as the materials are different and it features a tin roof. The third part is a modern, flat roof extension dating back to 1984, but could have possibly replaced an earlier extension.

The proposal is to retain the oldest section which features historic brickwork and a clay tile roof. These materials will be retained but the window is proposed to be changed in a stable style, wooden door. The central section will be rebuilt in historic style brickwork with a set of sliding doors and the third section will be clad with a vertical timber cladding and feature new aluminium windows. The roof of the second and third sections will be replaced with a new sedum roof with flat rooflights. Internally, the walls will be removed to open up the space between the three sections.

The proposal to retain the connecting section of rear extension is supported as this retains the most clearly historic section in terms of materials and building form. The window within this section does not appear to be original and therefore its replacement with a door of an appropriate design would not result in harm to the heritage asset. The proposal to retain the middle section as brick is also supported as this retains a more historic character. The proposal to clad the modern extension with vertical cladding would add a degree of architectural interest to that part of the building, which would complement the more historic sections. Internally there would be some loss of historic building fabric as a result of opening up the space however, this is very minimal and would be offset by the improvements to the extended sections and the positive impact this will have on the main listed building.

The other part of the proposal relates to alterations to the first-floor layout within the main house. Currently there is a storeroom and bathroom side by side, the dividing wall of which cuts right through the centre of one of the rear facing windows. The proposal is to reconfigure this so that the dividing wall for the bathroom moves back to allow the window to be fully revealed within a new family bathroom. The existing bathroom will become an ensuite to the front bedroom and be accessed through that room, resulting in the creation of a small opening. The new family bathroom will require a new door from the landing area to be created. There will be a small loss of historic building fabric created through the new openings however, this harm is offset by the reconfiguration of the spaces and the revealing of the window which was previously harmfully cut off. Overall therefore the harm is negligible.

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 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. Details and / or samples of new external materials to be submitted prior to commencement
2. Full scale details of all new windows and doors to be submitted prior to commencement

Councillor Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

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: 40

Number of site notices: 1

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, the Conservation Area and the Grade II Listed Building
- (iii) Impact on the AONB
- (iv) Effect on neighbouring properties
- (v) Flood zone

(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.
- 7.3 Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) states 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, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest”.
- 7.4 Policy CS16 (High Quality Design) (1a) of the Core Strategy states that “Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site”.
- 7.5 Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:
1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
 2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.
- 7.6 Emsworth Neighbourhood Plan
- The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:
- Policy H1 – Design and Heritage
Policy H2 – Heritage Appraisals
- Policy H1 of the Neighbourhood Plan states, inter alia, that any new development or alteration that affects or has the potential to affect a heritage asset will be required to conserve or enhance the significance of the heritage asset.
- 7.7 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.8 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission 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.

(ii) Appropriateness of design and impact on the character of the area , the Conservation Area and the Grade II Listed Building _

- 7.9 Following new ownership, the property is currently being renovated, part of which requires planning permission and listed building consent. One part of the proposal is to connect the three sections of rear extension into one shared kitchen / dining space. These three sections differ in age with the section attached to the historic building likely dating from late C19 (as shown on historic maps), the next section also dates back to this time however, has been rebuilt as some point (possibly in Victorian times) as the materials are different and is features a tin roof. The third part is a modern, flat roof extension dating back to 1984, but could have possibly replaced an earlier extension.
- 7.10 The proposal is to retain the oldest section which features historic brickwork and a clay tile roof. These materials will be retained but the window is proposed to be changed in a stable style, wooden door. The central section will be rebuilt in historic style brickwork with a set of sliding doors and the third section will be clad with a vertical timber cladding and feature new aluminium windows. The roof of the second and third sections will be replaced with a new sedum roof with flat rooflights. Internally, the walls will be removed to open up the space between the three sections.
- 7.11 The proposal to retain the connecting section of rear extension is supported as this retains the most clearly historic section in terms of materials and building form. The window within this section does not appear to be original and therefore its replacement with a door of an appropriate design would not result in harm to the heritage asset. The proposal to retain the middle section as brick is also supported as this retains a more historic character. The proposal to clad the modern extension with vertical cladding would add a degree of architectural interest to that part of the building, which would complement the more historic sections. Internally there would be some loss of historic building fabric as a result of opening up the space however, this is very minimal and would be offset by the improvements to the extended sections and the positive impact this will have on the main listed building.
- 7.12 The other part of the proposal relates to alterations to the first-floor layout within the main house. Currently there is a storeroom and bathroom side by side, the dividing wall of which cuts right through the centre of one of the rear facing windows. The proposal is to reconfigure this so that the dividing wall for the bathroom moves back to allow the window to be fully revealed within a new family bathroom. The existing bathroom will become an ensuite to the front bedroom and be accessed through that room, resulting in the creation of a small opening. The new family bathroom will require a new door from the landing area to be created. There will be a small loss of historic building fabric created through the new openings however, this harm is offset by the reconfiguration of the spaces and the revealing of the window which was previously harmfully cut off. Overall therefore the harm is negligible.

- 7.13 The proposals and considered to be fairly minor in nature and would not result in harm to the character of the area . The main alterations would be located to the rear of the property as well as internal which would not be highly visible from the public realm. The site is located within the Emsworth Conservation Area however no harmful impact has been identified to the Conservation Area. The property is a Grade II Listed Building however the changes are not deemed to impact the historic fabric of the Listed Building. Havant's Heritage Officer has been consulted on this proposal and has no objection to uphold subject to details of materials and door and window fittings being supplied by the applicant . The applicant has agreed to provide this via pre-commencement condition. Overall the proposals are deemed to be in accordance with Policies CS16, CS12 and CS11 of the Havant Local Plan, Policy DM20 of the Havant Allocations Plan , Policies H1 , H2, D1 , D2 and D3 of the Emsworth Neighbourhood Plan and they are in accordance with Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990 .

(iii) Impact on the AONB

- 7.14 The site is located within the Chichester Harbour AONB . The Chichester Harbour Conservancy have been consulted in this regard and have no objection to uphold. Given the position of the building within the built up area, and the limited scale of development the proposal is considered to have a limited and acceptable impact on the character and appearance of the AONB.

(iv) Effect on neighbouring properties

- 7.15 No harmful impact has been identified to neighbouring properties. 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) Flood zone

- 7.16 Part of the site is located within Flood Zone 2 - a Flood Risk Assessment has been provided which has confirmed that floor levels will not be lower than existing.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the heritage asset, the character of the conservation area, the character and visual amenities of the AONB and neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00174 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:

22145-001 B PROPOSED PLANS INC FLOOR PLANS,
ELEVATIONS
10 Mar 2023 FLOOD RISK ASSESSMENT

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the new windows / doors have been submitted to and approved in writing by the local planning authority. The details to comprise:-
 - a) Plans to clearly identify the window in question and its location within the building. These should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.
 - b) 1:20 elevation and plan; 1:5 section and full-size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading) if applicable
 - c) The materials used, method of opening and finishes.The works shall be carried out in full accordance with such approval and be retained thereafter.

Reason: To ensure the appearance of the development is satisfactory and in order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Adopted Allocations Plan 2014, policies H1, H2 & D1 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework 2021.

- 4 No work shall commence until samples and/or full specification/webpage link of all materials (including external finishes/colours) have been submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and in order to safeguard the building's special architectural and historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Adopted Allocations Plan 2014, policies H1, H2 & D1 of the Emsworth Neighbourhood Plan and the National Planning Policy Framework 2021.