
Site Address: 30 Bath Road, Emsworth, PO10 7ER
Proposal: Proposed replacement outbuilding following demolition of existing boat store, alterations to existing dwelling including rear dormer window and replacement rooflights to loft.
Application Type: Full Planning Permission
Application No: APP/22/01185 Expiry Date: 02/02/2023
Applicant: Mr & Mrs Southern
Agent: Miss Knight Case Officer: Jenni Price
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The subject property is an end of terrace located to the west side of Bath Road. The property comprises of white rendered elevations and dark brown concrete roof tiles. The front area garden and boundary is made up of planting, a small wall/fencing and hedges that lead directly onto the highway which is shared with pedestrians and vehicles. To the front is Slipper Mill Pond which is part of the Chichester Harbour area. There is a single storey extension to the rear which has been finished in matching materials to the existing property. To the rear of the garden is a detached building which has been used as part storage/ part boat house.
- 1.2 The property is located within a residential area with surrounding properties differing in style and design.
- 1.3 The front of the application site is within Flood Zones 2/3 and the site lies within Emsworth Conservation Area and the Chichester Harbour AONB.

2 Planning History

02/62665/001 - Ground floor extension to rear of house, including demolition of existing lobby and toilet., PERM,06/03/2002
97/62665/000 - Detached wooden double garage in rear garden, PERM,20/02/1998

3 Proposal

Proposed replacement outbuilding following demolition of existing boat store, alterations to existing dwelling including removal of 1no. chimney, rear dormer window and replacement rooflights to loft.

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
CS14 Efficient Use of Resources
CS16 High Quality Design

Havant Borough Local Plan (Allocations) July 2014

DM20 Historic Assets

Emsworth Neighbourhood Plan Post Examination Version 2020

H1 Design and Heritage
D1 General Design Policy
D2 Height, Mass & Materials
D3 Layout, Form & Density

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Initial comment:

Object - We would agree with the comments of the Council's Principal Conservation Planner in that the proposed dormer is too large and bulky (in particular, its width), dominating the rear roof slope of the existing property. As such, it would be harmful to the character and appearance of this Victorian terrace, and the special character of the Emsworth Conservation Area and Chichester Harbour AONB, contrary to Local Plan Policies CS11, CS12 and CS16, Allocations Plan Policy DM20, AONB Management Plan Policies 1 and 2, Section 22 of the AONB Supplementary Planning Document, and Planning Principle PP01.

The rear elevations are visible from Waters Edge Gardens, from where 3 existing rear dormers are visible. The proposed rear dormer would be larger and bulkier than the existing dormers within the terrace, and would unduly dominate the roof, requiring the removal of a traditional chimney. The overall result would fail to preserve or enhance the historic character of the property to the detriment of the character and appearance of the Conservation Area and the setting of the AONB.

Advice on the design of dormers is set out in various policy documents including section 22 of the AONB Supplementary Planning Document (SPD), which this proposal fails to comply with. The proposed replacement outbuilding would not be as clearly visible given its location to the rear amongst other outbuildings and therefore there is no objection to this element, provided it remains ancillary to the main house.

The proposed front roof lights should in our view be Conservation style roof lights given the prominent and sensitive location of the property and its historic character; however, there is no objection in principle to these.

Further comments following receipt of amended plans

An amended drawing was submitted to the CHC and they were asked for additional comments. Based on the amended drawings the CHC have no objections:

"I would agree, the dormer is much better now, therefore it addresses the Conservancy's original objection."

Conservation Officer

Initial comment:

OBJECTION - The replacement outbuilding would comprise a new contemporary style building with a zinc roof vertical contemporary cladding. The replacement building would be higher than the existing structure however, given its obscured position at the rear of the garden and the presence of several other examples of outbuildings, there would be minimal impact on the conservation area.

With regards to the proposed alterations to the roof, I do have concerns. The dormer is very wide in that it would eradicate the main visual bulk of the roof slope and would be in comparison, significantly larger than the neighbouring dormers along the terrace, which are all set in.

Due to the width and position of the dormer, the original chimney stack would need to be demolished. This is of concern as this is a traditional architectural feature of a Victorian terrace and its loss would be harmful (albeit less than substantial harm) to the character of this section of the conservation area.

Overall, the dormer extension as proposed 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.

Further comments following receipt of amended plans

An amended plan was submitted and further comments were requested. The EH Officer has made the following additional comments -

Further to the amended plans received I note that the dormer has been reduced in size and the chimney stack has been retained. I therefore remove the objection raised to the original application.

Given the location of the site in the conservation area, I would recommend that a condition requiring material (or details of) samples and details of windows are included in any planning permission.

Councillor Julie Thain-Smith

No comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett
No comments 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: 4

Number of site notices: One

Statutory advertisement: 30/12/2022

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 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 AONB and the Emsworth Conservation Area.

(ii) Appropriateness of design and impact on the character of the conservation area

7.3 The proposed alterations will include the removal of a velux window and replacement of 2no velux windows in the front roof slope, the replacement of the roof to UV glass and replacement of bi-fold doors in the single storey rear extension and a high-level circular window in the gable end. The proposal includes a dormer window in the rear roof slope and the erection of a detached outbuilding to the rear. The property is within the Emsworth Conservation Area and consequently there is a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the planning authority, 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.

- 7.4 The proposed changes and extensions are mainly to the rear of the property and 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 chimney 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 AONB and meets the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.5 The proposed outbuilding will be located at the end of the garden. It has been designed with an overhanging roof to provide a concealed outdoor shower. The internal layout will include a mezzanine level and a high-level wet room. There will be a double door, a second door at ground level and an apex window above these doors that faces onto the garden area. There is a double door that will provide access to the boat store from the shared access road at the rear. In its location and scale the outbuilding is comparable to other outbuildings in close proximity to the site, and it is not considered that this replacement building will harm the character of the AONB. It is also considered to meet the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.6 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.

(iii) Effect on neighbouring properties

- 7.7 The dormer window sited in the rear roof slope will look out onto the garden areas of the subject property and the neighbouring properties. This is considered to be a similar outlook as the first-floor windows and is acceptable in this instance and as a result would not cause any additional form of harmful overlooking.
- 7.8 The proposed outbuilding would go along the shared boundary with No. 31 Bath Road. There is an access way between the subject property and no. 29 therefore due to its siting and location at the rear of the garden it is not considered to appear overbearing or result in a harmful loss of light or cause overshadowing to the neighbouring properties either side.
- 7.9 The proposed alterations which will include the removal of a velux window and replacement of 2no velux windows in the front roof slope, the replacement of the roof to UV glass and replacement of bi-fold doors in the single storey rear extension and a high-level circular window in the gable end are considered minor alterations and are acceptable.
- 7.10 Consequently, it is considered that the proposed dormer, outbuilding and minor alterations will 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

7.11 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:

- No change is proposed to the existing ground levels of the main dwelling.
- The proposed ground floor level of the proposed new Outbuilding is to match the existing ground floor level of the Boat Store, or higher, and therefore will not at any greater risk of flooding.
- The proposals to the existing house relate to the layout of the first and second floor spaces, with some replacement glazing on the ground floor. We do not propose any new floor areas or changes to the existing floor levels, therefore there is no increase in flood risk.
- The proposed ground floor level of the proposed new Outbuilding is to match the existing ground floor level of the Boat Store, or higher, and therefore will not at any greater risk of flooding.
- Surface water collected on any new roofs will drain into a new appropriately sized soakaway located in the rear garden.

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

- All new wall mounted electrical fittings throughout the ground floor of the Outbuilding 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.
- The Outbuilding will be finished with a durable, hard floor finish throughout the ground floor, which would not need replacing in the event of a flood.
- Temporary flood barriers could be installed in the threshold of the new external doors in the event of any significant flooding event is predicted to surround the building.
- Any new drains (e.g., to the Wet room) will be fitted with one-way valves to ensure water cannot back up into the new space.

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;
- The proposed development increases the overall footprint of the property by just 7.7m², where the new Outbuilding replaces the existing Boat Store.
- All surface water collected on the proposed Outbuilding roof is to drain into a new soakaway located in the rear garden.

7.12 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 scale, siting and design of the proposal would have limited and acceptable impact on the Conservation Area, the AONB and the neighbours, and appropriately takes account of flood risk issues. It is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01185 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:

22109-01 Existing site plan, plans, elevations & section
22109-02 Rev A Proposed house plan
22109-03 Rev A Proposed outbuilding plan

Reason: To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the cladding materials to be used externally on the dormer to the rear roof slope and the outbuilding have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. 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 having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The outbuilding has not been assessed as a unit of accommodation and has not been determined to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.