



Planning & Heritage Statement

In support of

Householder Planning Application

For

New flat roof front and rear dormers at first floor within roof slope, modifications to general exterior appearance, removal of pitched roof over single storey outrigger and replacement with terrace

At

**4 South Street
Emsworth, PO10 7EH**

Ref: 1965_910_1.0

Date: 28-06-2023

BCIstudio Limited
The Shepherds Building
Charecroft Way
Shepherds Bush
W14 0EE

1.0 SUMMARY OF DEVELOPMENT WORKS

The property is a detached two-storey house on South Street, Emsworth. The main façade of the property is set back from the road by approximately 7.1m, with south east facing rear garden. Externally the building is finished with fair faced brick, smooth finish render with clay tiles to the roof.



Existing

Ground floor

- Entrance hallway & WC
- Lounge & dining
- Kitchen
- Integral double garage

First Floor

- Three bedrooms (including one en-suite)
- Family bathroom
- Store/boiler room

Proposed

Externally

- Redesign of external façade to include consideration of garage door, new pitched roof dormer windows, new window and door openings generally, timber cladding and smooth finish render.

Ground

- New WC/shower enclosure off entrance hallway
- Reconfigured kitchen
- Re-planning of lounge/dining

First

- New study within rear facing flat roof dormer
- West facing balcony terrace

Areas

The following GIA areas are recorded for the site. There is a slight increase of 1.7sqm at first floor because the store area now has sufficient head height to be useable accommodation;

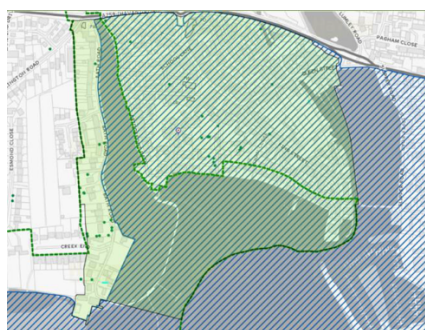
	Existing (SQM)	Proposed (SQM)	Increase (SQM)
Ground	84.31	84.31	0
First	57.6	59.3	1.7
External Ground	54.1	54.1	0
External First	0	18.40	18.40

Access & parking

The property currently has off-street parking for 3no cars, 1no on the driveway and 2no within the double garage. This application does not look to vary the current situation.

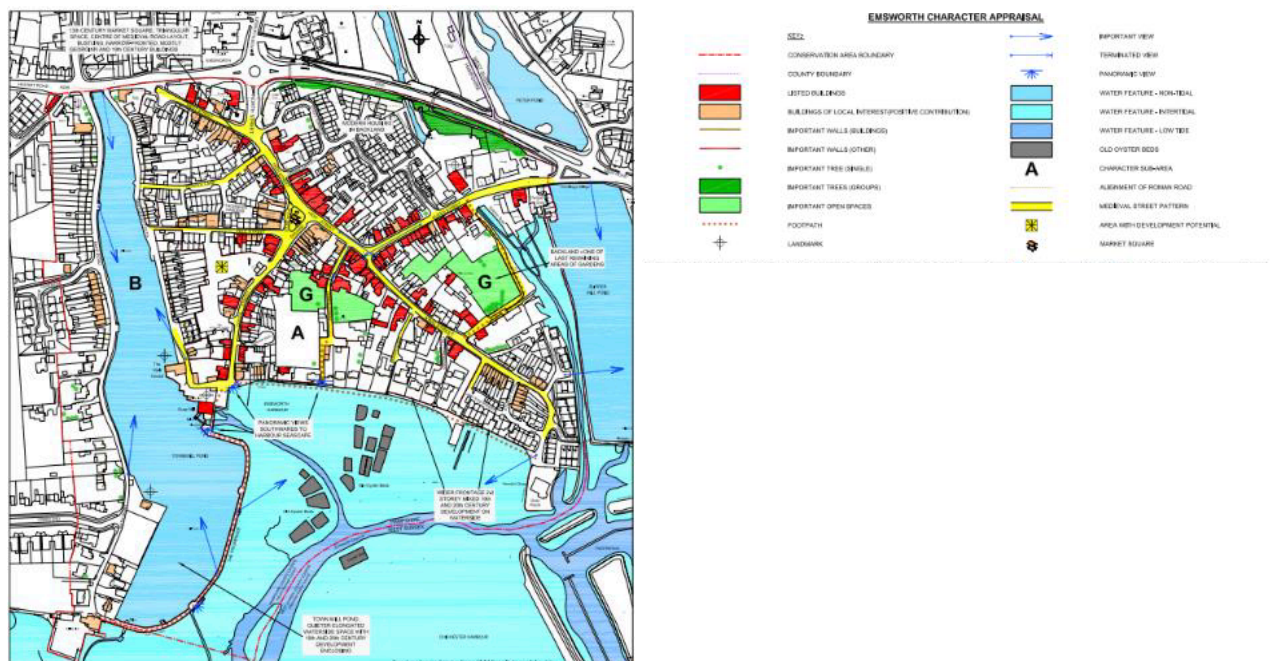
2.0 PLANNING STATUS & HISTORY

Havant Borough Council's planning portal confirms the application site is within the Emsworth Conservation Area and the Chichester Harbour AONB. The Conservation Area covers the older part of the waterside town, which lies to the south of the A259 and between the two historic mill ponds.



Emsworth Conservation Area Character Appraisal details the significance of South Street to the character of Emsworth in general:

'South Street and Town Quay: From the market square the street narrows and leads southwards falling gently down to the quayside. Its buildings are mostly simple, small shops and houses (Q). The only noticeable gap in the street scene is the municipal car park on the west side, which is fronted by the utilitarian, single storey block of the public toilets (N) (O). Adjacent is The Coal Exchange public house (Q) which has a ground frontage clad in traditional green ceramic tiles. Just beyond is a well-proportioned house (now an off-license), which was the brewer's house for the brewery which occupied the site of the car park until the 1930s. The narrow street scene continues with former fishermen's cottages to the left and the modern housing infill of Orange Row, with more mixed uses including pubs and restaurants on the right side, culminating on the corner with a 17th century building, formerly The Anchor Inn. Arrival at the bottom of the street at the Quay, one is presented with a guided view of the harbour straight-ahead and to the left with a more open aspect to the east. It is only when the quay is reached that the relationship between the town and the water is apparent and if the tide allows, the remains of the former oyster beds along the foreshore (Q). A public footpath runs eastwards along the foreshore as the tide allows. However, it is from The Promenade which extends from the Quay that the principle views of the harbour are gained. The quayside here is dominated by the former tide mill (now the Slipper Sailing Club), a functional red brick building placed against the jetty, a local landmark which dates from about 1760 (Q). Just to the north is the old malt house, another functional, rectangular building in plain render, but effective in its location, built partly on piles against the side of the Town Mill Pond.'



The Council does not appear to hold any historic planning approvals for the site.

Searching the Council's Tree Protection Plan it appears that there are no trees that are served with TPOs on site, however an application to reduce the size of an on-site tree is held on file;

T1 – Plum – ref: APP/22/01065 - 1No Plum (T1) reduce crown by 1.5 metres overall to previous pruning points, leaving a crown height of 4 metres by 3 metres spread. Subject to Emsworth conversation area.

A detailed search of neighbouring properties confirms the following has been granted/refused and offers useful precedent;

Application No	Address	Status	Proposal
APP/22/01148	8 South Street	TBD	Change of use from Class E (Estate Agency office) to C3 (Dwelling) and minor alterations, including replacement windows, addition of kitchen, bathroom and en-suite shower room
APP/23/00171	23 South Street	Granted 18/05/2023	Ground floor rear extension, first floor rear extension, loft/second floor extension with installation of dormer windows and increase the roof height
APP/21/00136	24 South Street	Granted 15/04/2021	Single storey rear extension, internal alterations within existing listed dwelling and re-build of existing outbuilding
APP/20/01207	25 South Street	Granted 27/05/2021	Extension of existing first floor terrace and addition of external stair to rear of building; new slate roof over remaining single storey element
APP/18/00239	34A South Street	Granted 19/04/2018	1No. dormer to front elevation (to replace existing smaller dormers)
APP/17/00795	36B and 38 South Street	Granted 25/10/2017	Conversion of two dwellings into one together with single storey rear infill and dormer to rear elevation
APP/22/00729	39 South Street	Granted 17/10/2022	Single storey infill extension to rear and Juliet balcony to rear. Alteration and replacement of modern fenestration with replacement aluminium windows

			and doors. Installation of photovoltaic panels
APP/22/00845	41 South Street	Granted 30/11/2022	Single-storey rear extension, internal alteration, rear dormer windows and conversion of the existing garden building to a home office
APP/20/00823	44 South Street	Granted 24/11/2020	Proposed dormer and internal alterations
08/51937/013	47 South Street	Granted 02/12/2008	First floor extension providing 1No. one bed flat (for manager) over ground floor, parking space and new storage rooms

3.0 STREET SCENE & NEIGHBOURING PROPERTIES



View to property across driveway with no2 and no6 South Street in foreground. No 4 South Street has very little presence on the street



View to property from South Street car park



View to property from South Street looking South West



View to property from South Street looking North East

3.0 STREET SCENE & NEIGHBOURING PROPERTIES



Multiple dormers being constructed on front façade



Roof terrace



Roof terrace

3.0 STREET SCENE & NEIGHBOURING PROPERTIES



Double dormers closely positioned



Very large dormer front dormer



Large front dormer

3.0 STREET SCENE & NEIGHBOURING PROPERTIES



Timber cladding at first floor

4.0 HERITAGE RESPONSE

The following table describes the key works elements, their significance and impact upon the host property and the wider **Emsworth Conservation Area and the Chichester Harbour AONB**.

This Heritage Statement supports the view that these works will have minimal negative impact, will enhance the host property and should be supported in planning.

Feature	Significance	Proposed Works	Possible Impact	Justification or Mitigation
Replacement of 2no small dormers on the front façade with 1no larger dormer in materials to match existing	Low	Demolition of two small dormers, enlarged opening created in existing roof, new dormer cheeks to be constructed in timber and clad in tiles	Given the set back of the property from South Street non-material impact	The design and scale of the dormers gives better head height and increased usability of both single bedrooms. The size of this dormer considers similar granted neighbouring planning approvals
Replacement of front with new composite front door	Low	Replacement of poorly maintained door with a heritage collection composite	Positive visual impact	Heritage look in keeping with immediate streetscape
Replacement of garage door with new colour matched roller shutters	Low	Replacement of poorly maintained swing up door that prevents car parking on driveway	Positive visual impact	Matching look in keeping with immediate streetscape
Smooth finish render at ground floor generally over existing brickwork	Low	Render currently present on façade at first floor	Positive visual impact	Matching look in keeping with immediate streetscape

Composite cladding at first floor generally up to underside of eaves	Low	Brickwork currently present at ground floor	Positive visual impact	Matching look in keeping with immediate streetscape
Flat roof dormer over rear store at first floor creating suitable head height for study in materials to match existing	Low	Demolition of section of roof, enlarged opening created in existing roof, new dormer cheeks to be constructed in timber and clad in tiles	Given the dormer will be set below the existing ridge line and the set back of the property from South Street non-material impact as it won't be visible from the street	The dormer gives proper head height to the study (converted from store room) and access out onto the terrace. The size of this dormer considers similar granted neighbouring planning approvals
Introduction of sliding doors at ground floor	Low	Introduction of new structural openings with steels to support upper floors and roof. Removal of existing stained timber doors and windows with PPC aluminium windows and doors that are more appropriate for a coastal environment	Given this is a private courtyard non-material impact	Increase light levels into the living spaces, ensuring outdoor spaces are an extension of the living space
Occasional use terrace at first floor with privacy screening to protect the privacy to the garden and roof terrace of no2 South Street	Low	Removal of existing tiled pitched roof, installation of new flat roof joists, insulation and roofing membrane. Introduction of privacy screen	Given the terrace is hidden behind the existing ridge line it will not be visible from South Street. A screen is introduced to ensure the privacy of no2	Occasional use terrace will significantly increase the amount of outdoor space available to the owner

		adjacent to party boundary	the only property that will be impacted by potential overlooking - non-material impact	
Internal layout modifications	Low	Kitchen and WC reconfiguration	Of no impact to planning	Improvements to living accommodation

5.0 PRECEDNT IMAGES



Combination of dark framed PPC aluminium windows & doors, render and composite cladding



Combination of dark framed PPC aluminium windows & doors, render and composite cladding



PPC aluminium roller garage doors



Outdoor spaces an extension of living accommodation



First floor terrace with privacy screen



First floor terrace with privacy screen

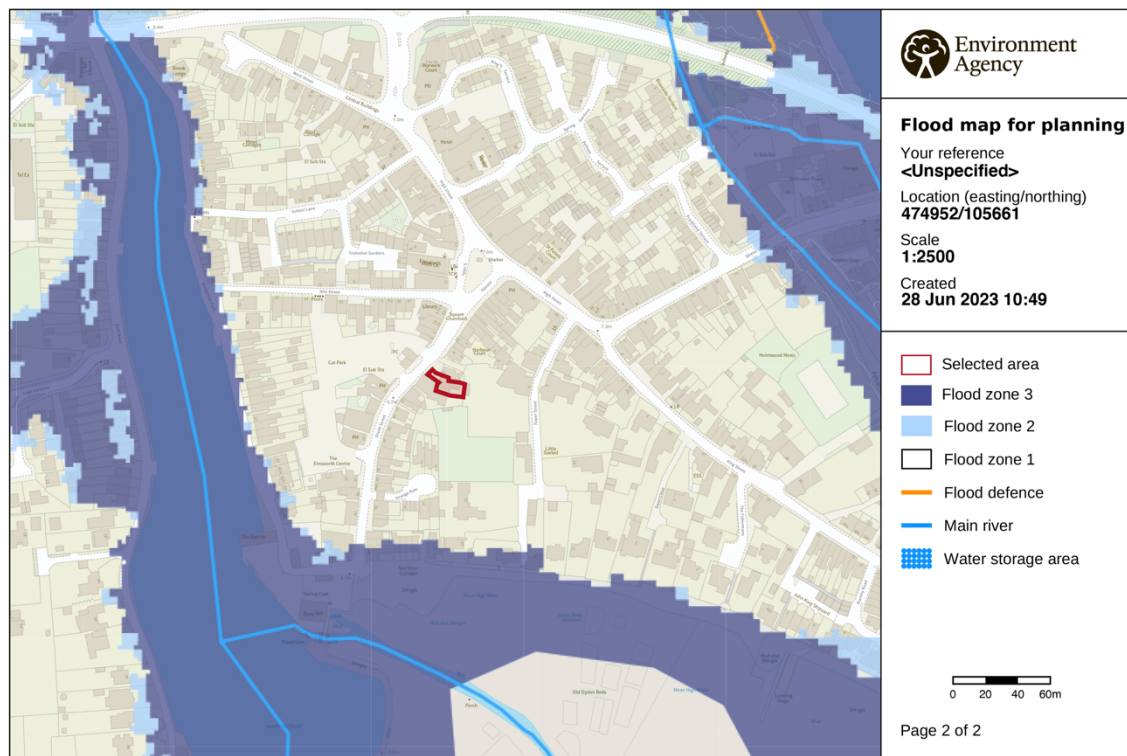


Stainless steel chimney flue

6.0 FLOOD RISK ASSESMENT

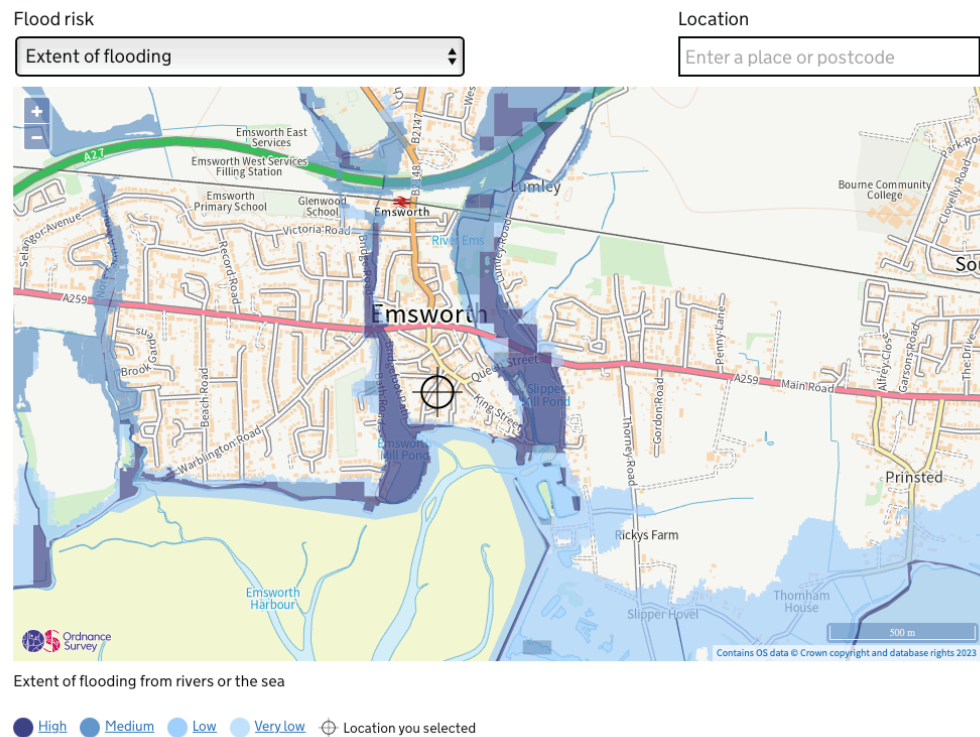
Desktop study

Review of the site confirms it is sited within flood zone 1. The Environment Agency website classifies the location as having a low probability of flooding.



The EA flood map calculates a Low Risk which means that each year, there is a chance of flooding of between 1 in 1000 (0.1%) and 1 in 100 (1%).

The EA flood map indicates the site is within a low risk flood zone from rivers or sea and is therefore low risk.



The EA flood map indicates the site is within a low to very low risk area from surface water flooding.



Site observations

The property at present has no built-in protection from flooding.

The plot is 164.49sqm, of which 96.11sqm is currently taken up by residential accommodation, leaving 68.38sqm sqm for soft and hard landscaping including a non-SUDs compliant patio. The proposed development retains a footprint 96.11sqm and 68.38sqm sqm for soft and hard landscaping. The new development will have no greater impact to surface water drainage.

Mitigation

The internal ground floor level of the property is set approximately 75mm above external ground level. The extended property will remain 75mm above external ground and this step down shall be maintained externally at the end of the patio (with an ACO drain at door base running into existing rainwater gulleys and set to fall away from the building).

Under no circumstances shall the floor levels within the proposed development be set lower than existing levels and flood proofing of the proposed development will be incorporated where practical.

Applying the Environment Agency's guidance the development proposes a moderate approach to protecting the development from flooding and in accordance with pages 51 to 54, under section New Development, Preparing for Floods (ODPM, 2003), the following has been incorporated into the development;

- The floor level of the new extension shall be lower than the floor level of the existing floor but shall still be 75mm above external ground.
- To protect thresholds patios shall be sloped away from the building towards the garden.
- Utilising SUDs, hard surfaces will allow percolation naturally into the ground.
- The reconfigured building will be protected from run-off by suitably sized, code complaint guttering.
- All plumbing and drainage will be designed and installed in accordance with relevant standards including but not limited to: BS8000 - Part 13 (Code of Practice for Above Ground Drainage and Sanitary Appliances), BS EN 1253 (Gullies for Buildings), BS EN 13564 (Anti-flood Devices for Buildings), BS EN 1610 (Construction and Testing of Drains and Sewers)
- Electrical sockets in the new extension will be installed 450mm above floor level as required by current building regulations.
- All building materials used to construct this extension will meet current building regulations.

Drainage Conclusion

The proposed works will have no impact on the flood risk in this area. In context, the works will not increase the likelihood of the principal property or neighbouring properties flooding. The development will not have a negative impact on the discharge to the drainage system and a range of mitigation measures will be taken to provide protection to this property as outlined above.

Competency of the author

This document is prepared by BCstudio limited, a company of chartered architects whose names appear on the register of architects maintained by the Architects Registration Board. BCstudio is experienced in delivering projects of this type and scale.

END