
Site Address: 4 South Street, Emsworth, PO10 7EH
Proposal: New 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
Application Type: Full Planning Permission
Application No: APP/23/00561 Expiry Date: 19/09/2023
Applicant: Ms H Gavine
Agent: Mr Kirk Case Officer: Joseph Toole
BCI Studio Limited
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

4 South Street, Emsworth is a two storey property located to the east side of South Street. The property comprises facing brickwork, smooth finish render and clay roof tiles. Vehicular access is from South Street with parking to the front in the form of the garage.

The property is located within Emsworth Conservation Area and the Chichester Harbour AONB with surrounding properties differing in style and design.

The property is adjacent a number of listed buildings.

2 Planning History

01/63935/003 - Omit 2no single up/over doors and fix single large up/over garage door, PERM,13/09/2001
99/63935/000 - Demolition of existing building and construction of 3 bedroom house with integral garage, utilising existing access onto South Street., WD,10/03/1999
99/63935/001 - Demolition of existing building and construction of detached 3 bedroom dwellinghouse and integral garage utilising existing access onto South Street (revised application), PERM,26/08/1999
99/63935/002 - Conservation Area consent for the demolition of single storey garage/workshop, PERM,26/08/1999

3 Proposal

The proposed works would involve removing the two front dormers and replacing with two new front dormers and a rear dormer. The pitched roof over the single storey to the rear would be replaced by a terrace. Furthermore, there would be modifications to the general exterior appearance of the property.

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)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
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 (1)

Proposals: 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

Recommendation: Objection: Enlarged front dormer considered to be harmful to the visual amenities of the Emsworth Conservation area and AONB townscape, subject to a suitable planning condition for the agreement of all external facing and roofing materials.

Officer Comment

This was passed onto the applicant's agent in which provided amended plans reducing the size of the front dormer and providing details of the proposed materials.

Chichester Harbour Conservancy (2)

No objection, subject to approval of facing and roofing materials and ensuring that any solar panel installed is wholly black in colour finish, including panel surrounds/edgings.

Conservation Officer (1)**Conclusion**

In summary, it is considered that the proposals would be harmful to the significance of the adjacent designated heritage asset and Emsworth Conservation Area and therefore would not meet the tests of Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas), nor the relevant national and local planning policy.

HOLDING OBJECTION subject to the removal of the dormer window and composite cladding from the front elevation.

Officer Comment

This was passed onto the applicant's agent in which provided amended plans reducing the size of the front dormer and providing details of the proposed materials.

Conservation Officer (2)**Conclusion**

In summary, it is considered that the proposal as amended, would not be harmful to the significance of the adjacent designated heritage asset and Emsworth Conservation Area and therefore would meet the tests of Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas), nor the relevant national and local planning policy.

NO OBJECTION**Councillor Grainne Rason**

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Historic England

Thank you for your letter of 25 July 2023 regarding the above application. On the basis of the information available to date, in our view you do not need to notify us of this application under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

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: 6

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Not a detached property	Noted
Outline plan is incorrect	Amended plans have been submitted
Weatherboarding extends beyond the front	
Roof plan is incorrect	
Concern with loss of light and outlook	Please see Section 7.
Previous planning permission specifically addresses the privacy and light and the height of the roof which is now proposed to be removed and replaced with a terrace and higher privacy screen	Noted
Chimney show - will there be emissions	This is not a material planning consideration and would be dealt with under Environmental Health regulations

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 conservation area and AONB
- (iii) Impact on listed buildings
- (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 conservation area and AONB

7.3 The Council's Conservation Officer commented on the application originally raising concern with proposed front dormer and composite cladding from the front elevation. Amended plans were submitted splitting the front dormers into two reducing its dominance and removing the composite cladding to the front. As such the Council's Conservation Officer now raises no objection to the scheme.

- 7.4 Chichester Harbour Conservancy commented on the application originally raising concern with proposed front dormer and materials to be used. Amended plans were submitted splitting the front dormers into two reducing its dominance and providing details of materials to be used. As such the Chichester Harbour Conservancy now raises no objection to the scheme subject approval of facing and roofing materials. A prior commencement condition for samples of materials to be provided has been recommended if permission is forthcoming and has been accepted by the Applicant's Agent. Chichester Harbour Conservancy also wished for any solar panel installed being wholly black in colour finish, including panel surrounds/edging. A condition to this effect has been recommended if permission is forthcoming.
- 7.5 Thus, it is considered that the proposed works due to its scale, massing and detailed design would be appropriate within its local historic context, namely the Emsworth Conservation Area and Chichester Harbour AONB. It would appear subservient and would not detract from the architectural significance of the main historic building and would cause no harm to its character and appearance. Therefore, complying with Policy CS11 and CS12 of the Havant Borough Core Strategy (2011) and D1, D2, D3 and H1 of the Emsworth Neighbourhood Plan. As a result, insofar as the statutory duties imposed by Section 72 (1) of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving the character or appearance of the Conservation Area are satisfied.

(iii) Impact on listed buildings

- 7.6 The Council's Conservation Officer commented on application raising no objection, stating the proposal would not be harmful to the significance of the adjacent designated heritage asset.

(iv) Effect on neighbouring properties

- 7.7 The proposed works to the front are considered to have a similar impact as the existing therefore not considered to have an adverse impact on surrounding neighbouring properties.
- 7.8 On the north side facing No.2 South Street the proposed rear dormer would extend out from the existing roof. Due to its distance away from the boundary it is not considered to have an adverse impact on the occupiers of No.2 in terms of loss of light or appearing overbearing. There would be 1.8 metre high obscurely glazed screening along the side of the terrace to prevent overlooking. This is considered to be appropriate and if permission is forthcoming would be controlled via a condition to be retained as such.
- 7.9 On the south facing No.6 South Street there would be bi-folding doors within ground floor. This is considered to create similar views to that already established thus deemed appropriate. There would be 1.8 metre high obscurely glazed screening along the side of the terrace to prevent overlooking. This is considered to be appropriate and if permission is forthcoming would be controlled via a condition to be retained as such.
- 7.10 To the rear there would be doors within the proposed rear dormer opening out onto the terrace. This is considered to create similar views to that already established onto Saxted house thus not considered to cause harmful overlooking. Views from these doors would be screened by the 1.8 metre high screening on both sides of the terrace therefore not causing harmful overlooking to the properties either side.

- 7.11 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 worth noting following receipt of amended plans and further neighbour notification no comments were received.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the conservation area, AONB, surrounding listed buildings 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 Place be authorised to **GRANT PERMISSION** for application APP/23/00561 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:

Location Plan - 010 A
Block Plan - 050 A
Proposed Ground Floor Plan - 200 B
Proposed First Floor Plan - 201 B
Proposed Roof Plan - 202 B
Sections - 300 A
Proposed Elevations - 405 B
Render Sample

Reason: To ensure provision of a satisfactory development.

- 3 Construction of the works hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to first use of the first floor rear terrace hereby permitted the 1.8 metre high obscure screening on the north and south side of the terrace shown on plan 'Proposed Elevations 1965405A' shall be erected and retained as such thereafter unless agreed otherwise by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The solar panels hereby approved must be installed wholly in black colour finish, including panel surrounds/edgings/fixings and maintained/retained in a black finish unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.