
Site Address: 50 Bath Road, Emsworth, PO10 7ER
Proposal: Material changes to APP/22/00917 and APP/23/00166 to include new timber cladding to replace existing; timber cladding to extensions; removal of brick detailing front elevation; existing render to be painted. Existing doors & windows replaced with aluminium framed units, and new glass balustrades.
Application Type: Full Planning Permission
Application No: APP/23/00825 Expiry Date: 24/11/2023
Applicant: Mr & Mrs Gawley
Agent: Miss Knight Case Officer: Tina Pickup
Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a substantial detached dwelling located at the southern end of Bath Road, on the western side. As such it does not have a direct waterside location but benefits from views of the Mill Pond across its own frontage. The property was significantly extended and refurbished in 2009 under ref 08/62345/009 following a long planning history of several refused schemes. It is now of contemporary external finish with large front gable with recessed balcony in the second floor apex, and smaller front gable with balcony at first floor over an integral garage. It is constructed of a mix of larchwood cladding, render and red brick with aluminium frame windows in grey. To the rear the site has a small flat roofed projection across the northern gable with balcony above.
- 1.2 The site is substantial, with large graveled frontage for the parking of several vehicles and rear garden of about 24m deep. The site boundaries are largely mature trees and hedges - some of the trees are covered by Tree Preservation Orders. The site lies within Emsworth Conservation Area.
- 1.3 The immediate character of the area comprises other substantial detached dwellings, of a mix of traditional and more contemporary style.
- 1.4 The site lies adjacent the Chichester Harbour Area of Outstanding Natural Beauty and SINC (Emsworth Mill Pond), and the site frontage falls within Flood Zones 2 and 3 whilst the whole site falls within the future flood zone.
- 1.5 Planning permission was granted on 2/12/2022 under ref APP/22/00917 for single storey front and rear extensions with roof lights, external alterations incorporating the installation of windows and doors with internal remodelling. A non-material amendment has since been granted under ref APP/23/00166 for alterations to the first and second floors and alterations of some fenestration. Works have commenced on these approved developments and the current application seeks further amendments to both these applications, largely about the finished external materials including the use of new timber cladding, aluminium windows and glass balustrades.

2 Relevant Planning History

APP/22/00917 - Single storey front and rear extensions with roof lights. External alterations incorporating the installation of windows and doors with internal remodelling., PERM,02/12/2022

APP/23/00166 - Non material amendment for internal alterations to the first and second floors, with no.1 staircase relocated. Second floor rear balcony replaced with Juliet balcony doors, and alterations to elements of glazing on front elevation., PERM,05/04/2023

3 Proposal

Material changes to APP/22/00917 and APP/23/00166 to include new timber cladding to replace existing; timber cladding to extensions; removal of brick detailing front elevation; existing render to be painted. Existing doors & windows replaced with aluminium framed units, and new glass balustrades.

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

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|------|---|
| 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) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) July 2014

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|------|--|
| DM20 | (Historic Assets) |
| AL1 | (Presumption in Favour of Sustainable Development) |
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |

Emsworth Neighbourhood Plan Post Examination Version 2020

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|--------|-------------------------|
| ENP_H1 | (Design & Heritage) |
| ENP_D1 | (General Design Policy) |

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Arboriculturalist

None received

Chichester Harbour Conservancy

The changes proposed to the external appearance including the replacement cladding and changing of the render colour, going from cream and brown to grey and white, along with the other proposed external changes, will not materially affect the visual impact of the building within the AONB landscape, therefore no objection is raised, subject to the proposed materials and finishes being implemented in accordance with the application details.

NO OBJECTION WITH CONDITIONS

Conditions: 1. Finishes and colours of proposed external materials be as submitted, unless otherwise agreed in writing with the LPA.

Conservation Officer

Background

The application site is located in Bath Road and fronts onto the Mill Pond. It is located within the Emsworth Conservation Area. It comprises a large detached, contemporary style dwelling with a mixed palette of external materials including brick, render and wood cladding. It is set back from the road by a large front driveway and garden.

Proposal

Material changes to APP/22/00917 and APP/23/00166 to include new timber cladding to replace existing; timber cladding to extensions; removal of brick detailing front elevation; existing render to be painted. Existing doors & windows replaced with aluminium framed units, and new glass balustrades.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

NPPF (2023) – Chapter 16

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy 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.

Policy CS16 (1a) of the Core Strategy states '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'.

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.

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 – Locally Listed Buildings

Officer Response: _

The changes proposed would alter the look of the dwelling slightly but would still be sympathetic to the context of the conservation area and mill pond setting. Overall, the proposal would meet the test of Section 72 of the TCPA 1990 in that they would preserve and enhance the special qualities of the conservation area. The proposal would also accord with the relevant national and local planning policy.

Conclusion _

NO OBJECTION

Southern Water

None received

Emsworth Residents Forum

None 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: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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, Conservation Area and AONB
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 Although this application seeks variations to the approved development it has not been submitted as a Section 73 application but as another Householder application for specific works. The key changes and proposal relate primarily to external materials - because the site is within a Conservation Area where the application of cladding to a dwelling requires planning permission in its own right, then planning permission is required in this instance for the now proposed replacement cladding.

7.3 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 area, Conservation Area and AONB

7.4 The existing dwelling has some horizontal timber cladding and it is now proposed to replace this with vertical cladding and extend its use at ground floor level which would remove all brick work from the front elevation. The proposed cladding, SILA Select with SiOO:X Mid Grey coating, is a larch timber cladding with a coating system that develops over time and allows the timber underneath to weather to an even, consistent finish. The proposed grey is a pale/mid grey that looks natural, like untreated wood fades. The existing window frames are already grey but they would be renewed. Combined with the proposed grey aluminium fenestration, and changing the existing cream render to white render, the elevations of the dwelling would become more contemporary. The roof would remain red plain tile so overall the external appearance would be mixed.

- 7.5 Given the significant set back of the property from the Mill Pond and frontage hedging providing some natural screening, then the change in appearance is not considered to be harmful to the setting of the AONB or the character of the Conservation Area. The quality natural wood cladding in an appropriate mid hue/natural colour with white render would not be inappropriate to the character of the area where other properties feature natural wood cladding and white painted finishes. The use of simple glass balustrading is also considered appropriate and sufficiently distanced from the water to not have any reflective issues. It is noted that Chichester Harbour Conservancy have no objection to the proposal.
- 7.6 The Conservation Officer is of the view that the dwelling would remain sympathetic to the context of the conservation area and mill pond setting. Overall, the proposal would meet the test of Section 72 of the TCPA 1990 in that they would preserve and enhance the special qualities of the conservation area. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core strategy) and policy DM20 of the Allocations Plan.

(iii) Effect on neighbouring properties

- 7.7 The proposed development for material changes would not alter the already approved window and balcony positions or sizes and hence would have no additional impact on neighbouring residents.
- 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 area, Conservation Area and AONB, 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/23/00825 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:

Design, Access & Heritage Statement by Helyer Davies Architects Ltd dated September 2023
Proposed Plans, Sections & Elevations - Drawing Number 22019-201

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, 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, policy DM20 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.