
Site Address:	7 Bridgefoot Path, Emsworth, PO10 7EA		
Proposal:	Replacement bay window and proposed balcony.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00697	Expiry Date:	09/10/2023
Applicant:	Mrs White		
Agent:	Mr Davies	Case Officer:	Joseph Toole
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is located in Bridgefoot Path in Emsworth, fronting onto the Mill Pond and is included within the boundary of the Emsworth Conservation Area. The site comprises a three-storey, semi-detached dwelling of brick and tile construction. The pair of properties have a fairly modern design in comparison to the other terrace properties along this stretch of Bridgefoot Path and as such, are fairly prominent in the streetscene, although they are set further back than some of the other properties fronting the road.

The application site is located within Chichester Harbour Area of Outstanding Natural Beauty (AONB).

Part of the application site is located within Flood Zone 2/3.

2 Planning History

APP/20/00291 - Replacement of windows to full height windows and Juliet balustrade to rear elevation; installation of lead clad cheeks to dormer and lead or similar flat roof dressing to flash from the sill to the eaves tiles., PERM,02/06/2020
APP/20/00300 - Removal and replacement of first floor bay window (west elevation)., PERM,03/06/2020

3 Proposal

The proposal is for the replacement of the existing bay window with the erection of a proposed balcony to the front facing the Mill Pond.

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))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

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

No objection

Reasoned Justification

This proposal would not make the property significantly more intrusive in the AONB landscape, therefore no objection is raised.

Conservation Officer

The replacement bay window raises no objection from a heritage perspective as there is already a large modern bay window in situ. The proposed vertical cladding would replace the existing clay tile hanging, which matches that on No. 8. This would introduce a more contemporary look to the front façade however, the proposed cladding is to be natural cedar or larch which would weather down to a very neutral tone. It would also be partially obscured by the proposed first floor balcony. Whilst this would be a contrasting material with the cladding on No. 8, the properties are already visually different as No. 8 has white horizontal cladding around the ground floor entrance and other architectural variations.

The proposed balcony would be at first floor level and supported on timber posts. The balcony itself would also be constructed from timber. This structure would further unbalance No's 7 and 8 however, there is nothing to prevent No. 8 from coming forward with a similar scheme in the future. There are several other examples of balconies along Bridgefoot Path, but mainly on modern style properties (19050's onwards) such as the application site, and not on the more historic Victorian terraces. As No. 7 (and 8) are modern properties (likely 1960's) construction, there is more scope to add contemporary features, without disrupting the historic context or uniformity as it would on the older, terraced properties.

The balcony would be made from timber which is a material common in the local vernacular due to the mill pond / harbour setting. The depth of the structure would be greater adjacent to No. 6 Bridgefoot Path however, the building line of this property sits further forward than No. 7 and at an angle so the balcony has more scope to increase the depth at one end.

Overall, the proposals 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 subject to the inclusion of the following materials:

An external material sample condition (including details / finish of cladding)

Details of the new first floor – colour of frame, style of glazing etc..

Councillor Grainne Rason

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Emsworth Residents Forum

No Comment.

Environment Agency

No Comment.

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: 8

Number of site notices: 2

Statutory advertisement: 22/09/2023

Number of representations received: 1

Comment	Officer Comment
Well thought out and attractive design	Noted
Materials appropriate for the area	
Similar houses along Bridgefoot Path have balconies at 1st floor level	
Support application	

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) Effect on neighbouring properties
- (iv) Flood risk
- (v) Drainage

(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 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.

7.4 The Council's Conservation Officer commented on the application raising no objection to the proposal subject to samples and details of materials to be provided prior to commencement of the scheme. Conditions to this effect has been added and agreed by the applicant's agent.

7.5 Chichester Harbour Conservancy commented on the application stating the proposal would not make the property significantly more intrusive in the AONB landscape, therefore raising no objection.

7.6 Thus, it is considered that the proposed works due to its scale, massing and design would be appropriate within its local historic context and wider environment, 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) Effect on neighbouring properties

- 7.7 Due to the position and size of the proposed works it is not considered to have an adverse impact upon neighbouring properties.
- 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.

(iv) Flood risk

- 7.9 As mentioned part of the application site is located within Flood Zone 2/3. As the proposed works would not increase the footprint of the property it is not considered to have an adverse impact on future flooding.

(v) Drainage

- 7.10 Southern Water commented on the application raising no objection. An informative has been added to the decision.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the Conservation Area and AONB and would have a limited and acceptable impact on the neighbouring properties. It also complies with the relevant policies in respect of flood risk and drainage. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00697 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:

Proposed Plans - 23019-02A REV A
Design and Access Statement

Reason: To ensure provision of a satisfactory development.

- 3 Construction of cladding hereby permitted shall not commence until samples and details of cladding have been submitted and approved 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Construction of the works hereby permitted shall not commence until details of first floor windows including materials/colour of frame, method of opening and style of glazing have been submitted to and approved 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 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.