
Site Address: 56 King Street, Emsworth, PO10 7AZ
Proposal: Removal of existing balcony, infill recess at first floor front elevation with window and cladding to match.
Application Type: Full Planning Permission
Application No: APP/23/00221 Expiry Date: 19/05/2023
Applicant: Mr Simon Eveleigh
Agent: Case Officer: Selina Donophy
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, terrace property located on the east side of King Street, Emsworth. This property has a pitched, tiled roof with brickwork and horizontal cladding to the elevations. Directly to the east of the site, beyond the rear garden and pathway is the Mill Pond. The site is located within the Chichester Harbour AONB and the Conservation Area.

2 Planning History

APP/16/00429 - Replacement cladding to front elevation. , PERM, 10/06/2016

3 Proposal

Removal of existing balcony, infill recess at first floor front elevation with window and cladding to match.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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 comment received

Conservation Officer

The proposal is to infill the small first floor balcony and replace this with a new front facing window and cladding to match the existing front façade. This is very similar to what other properties along the terrace row have carried out. As such, the loss of the balcony will not affect the uniformity of the terrace and the matching materials will form a cohesive front elevation.

Overall, it is considered that the proposal will preserve and enhance this part of the conservation area and therefore is in accordance with Section 72 of the T&CPA 1990.

Conclusion

In summary, it is considered that the proposal would not be harmful to the significance of the heritage asset and would preserve and enhance the special qualities of the conservation area, meeting the test set out in Section 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION

Councillor Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing public foul sewer within the development site. The exact position of the public asset must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.
- No new development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

Our initial investigations indicate that there are no public surface water sewers in the area to serve this development. Alternative means of draining surface water from this development are required.

This should not involve disposal to a public foul sewer and should be in line with the Hierarchy of H3 of Building Regulations with preference for use of soakaways.

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Environment Agency

No comment 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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
:I support this application - it will make 56 look consistent with the other properties in the terrace, thus adding to the visual perception of the terrace.	

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
- (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.

(ii) Appropriateness of design and impact on the character of the area, Conservation Area and AONB .

7.3 This proposal comprises the removal of the balcony to the front elevation to allow for an enlarged front bedroom with windows now to match the existing front elevation windows as well as cladding also to match existing. This change would result in a front elevation which would match other properties of the same design along King Street.

7.4 The site is located within the Emsworth Conservation Area and the Chichester Harbour AONB. For this reason the Council's Heritage Officer has been consulted in regards to this proposal and has no objection to this proposal, stating that it would preserve and enhance the special qualities of the conservation area, meeting the test set out in Section 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

7.5 The Chichester Harbour Conservancy has also been consulted in regards to this proposal however they have not responded in this instance. Despite this, no harm to the Chichester Harbour AONB has been identified as a result of this proposal and this would therefore meet the aims of Policy CS12 of the Havant Borough Local Plan.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core strategy) as well as policies D1, D2 and D3 of the Emsworth Neighbourhood Plan . It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 The window would result in less overlooking impact than the existing balcony and therefore no harmful impact has been identified to the amenity of surrounding 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 The site is located within Flood Zone 3. The proposal would not result in any increase in footprint at ground floor level - a Flood Risk Assessment has also been provided.

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, 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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00221 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:

27 Mar 2023	EXISTING AND PROPOSED FLOOR
PLANS	
21 Mar 2023	EXISTING AND PROPOSED
ELEVATIONS	
21 Mar 2023	LOCATION PLAN
21 Mar 2023	BLOCK PLAN
27 Mar 2023	FLOOD RISK ASSESSMENT

Reason: To ensure provision of a satisfactory development.