
Site Address: Emsworth Sailing Club 55 Bath Road, Emsworth, PO10
7ES

Proposal: Installation of vertical solar thermal panels on existing sail shed for heating
of existing outdoor swimming pool.

Application Type: Full Planning Permission

Application No: APP/23/00001 Expiry Date: 06/03/2023

Applicant: Mr Korzilius
LKA+A

Agent: Mr Korzilius Case Officer: Jenni Price
LKA+A

Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises the Emsworth Sailing Club premises and is located on the SW corner of Bath Road Emsworth, and lies within the designated Chichester Harbour Area of Outstanding Natural Beauty (AONB) and Emsworth Conservation Area.

2 Planning History

90/54435/000 - To build a short flight of concrete steps up to the sloping wall off the southern end of the terrace., PERM,15/05/1990

00/54435/006 - To replace existing wire mesh fencing around swimming pool with railings on all 4 sides to a height of 2.27m, PERM,01/02/2001

97/54435/003 - New pontoon and gangway., PERM,30/05/1997

97/54435/004 - Single storey extension to south elevation of main clubhouse with extended balcony, new bridge, new staircase and repositioned mast; provision of pitched roof over existing flat roof terrace on south and east elevations of main clubhouse; extensions to south-west and east of existing outbuildings together with new staircase, external alterations and new roof covering to outbuildings; provision of new terrace and new slipway to south of main clubhouse., PERM,18/06/1997

96/54435/001 - Construction of two concrete slipways in replacement of existing, PERM,07/06/1996

03/54435/007 - Two storey rear (south) extension., PERM,03/12/2003

04/54435/008 - New timber terrace (6m deep), new timber slip way and replacement of Pontoon 1 and Pontoon 2., PERM,01/02/2005

APP/12/00911 - Ground floor extension to create outdoor wet bar; new outdoor deck at first floor; new external staircase; new external kitchen flue. Reconstruction of existing workshop/store to extend changing rooms. Construction of new store room building., PERM,06/11/2012

APP/12/01317 - Application for non material changes to Planning Permission

APP/12/00911 relating to reduction of 600mm in length, change to roofing material and increased roof slope to timber shed; amended materials for parapet wall from solid to glazed balustrade to match first floor external decked area., PERM,15/01/2013

APP/12/01323 - Discharge of Condition No/s 4 and 5 of Planning Permission

APP/12/00911., PERM,12/02/2013

APP/12/01324 - Application for removal of Condition No. 6 of Planning Permission APP/12/00911 relating to the provision of a screen on the northside of the extension staircase., PERM,11/02/2013
 APP/14/00889 - Demolition of existing shed on the north side of the main club building, and construction of a single storey extension to form part of the 'North Room'. Refurbishment works to repair fire damage. , PERM,28/10/2014
 APP/17/00143 - Installation of stop logs., UNK,21/07/2017
 APP/17/01092 - Installation of wooden stakes as part of an erosion plan to protect the main slipway at Emsworth Sailing Club and prevent further erosion of mudland., PERM,21/12/2017
 APP/18/00650 - Application for variation of condition 5 of Planning Permission APP/17/01092 relating to ecological report and use of hand tools., PERM,03/09/2018

3 Proposal

Installation of vertical solar thermal panels on existing sail shed for heating of existing outdoor swimming pool.

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
CS14	Efficient Use of Resources
CS16	High Quality Design

Havant Borough Local Plan (Allocations) July 2014

DM20	Historic Assets
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Emsworth Neighbourhood Plan Post Examination Version 2020

H1	Design and Heritage
D1	General Design Policy
D6	Resource Efficiency

Listed Building Grade: Not applicable.
 Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

Conditions:

- Final appearance and finish of the panels to be matt black to limit their visual impact on Chichester Harbour AONB

Conservation Officer

The proposal is to erect a series of vertical solar panels on the south facing elevation of the sail shed.

Given that this building is located within the site and of single storey height, it has limited visibility within the wider context of the conservation area. Furthermore, the panels are proposed to be of a matt black finish in order to reduce the visual impact and potential reflective glare.

It is considered that this proposal would meet the test of 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.

Conclusion

NO OBJECTION

Councillor Julie Thain-Smith

No comments received

Councillor Lulu Bowerman

No comments received

Councillor R Kennett

No comments received

Countryside Access Team

No comments received

Environment Agency

No comments received

Hampshire Wildlife Trust, Beechcroft House

No comments received

Natural England Government Team

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.

Open Space Society

No comments received

Royal Society for the Protection of Birds

No comments 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: 7

Number of site notices: One

Statutory advertisement: 20/01/2023

Number of representations received: 0

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
- (iii) Effect on the conservation area
- (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 - in this case specific consideration needs to be given to the site's location within the Chichester Harbour AONB and the Emsowrth Conservation Area. The principle of providing small scale renewable energy sources is considered to be supported by Policy CS14 of the Local Plan and D6 of the Neighbourhood Plan.

(ii) Appropriateness of design

7.3 The proposal is for the provision of 8 solar panels in a matt black finish located on the wall of the existing outdoor swimming pool. They will not be visible from the general public realm due to the existing boat house and storage area which is also obscured by a high boundary wall. In terms of their impact on the wider AONB the Conservancy have noted that "*they would be unobtrusive in relation to the wider landscape setting*".

7.4 In terms of their modest scale and discreet positioning within the site, the design and appearance of the proposal is deemed appropriate in context and is therefore considered to be acceptable, meeting the requirements of Policies CS12 and CS16 of the HBLP (Core Strategy) and D1 of the Neighbourhood Plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality or the AONB.

(iii) Effect on the conservation area

- 7.5 The property is within the Emsworth Conservation Area and consequently there is a duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the planning authority, 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. In this case the proposal is for the provision of solar panels on the side wall of the outdoor swimming pool, which as set out above is well screened and would be unobtrusive. The Council's Conservation Officer has raised no objections to the application, and on this basis it can be concluded that the proposal would conserve the character and setting of the conservation area, and meet the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and H1 and D1 of the Neighbourhood Plan. A design and access statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

(iv) Effect on neighbouring properties

- 7.6 The proposed solar panels will be located on the wall of the existing outdoor swimming pool and will not be visible from the public realm due to the existing boat house and storage area which is also obscured by a high boundary wall which will screen the development from the properties in the immediate vicinity. It is therefore considered the panels will have no harmful effect on the amenities of the adjoining neighbouring properties or the properties opposite.
- 7.7 Consequently, it is considered that the proposal would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and D1 of the Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the Conservation Area, the AONB and the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00001 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:

EX01 Existing elevations

A-01 Site Plan

A-02 Sail shed details

A-03 Construction details

Reason: To ensure provision of a satisfactory development.