
Site Address:	35 High Street, Emsworth, PO10 7AL		
Proposal:	Loft conversion with rear dormer.		
Application No:	APP/21/00145	Expiry Date:	05/04/2021
Applicant:	Mr Strugnell		
Agent:	Mr C Flint	Case Officer:	Selina Donophy
	Chris Flint Associates Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey , terraced property located on the east side of High Street, Emsworth. The site is located adjacent to the square within the Emsworth Conservation Area and is adjacent to a listed building. The property has a retail unit at ground floor level with residential above. The building line juts out towards the rear with a courtyard towards the south east.

2 Planning History

03/68962/000 - Display of one internally illuminated shop fascia sign., REF,08/01/2004
04/68962/001 - Display of shop fascia sign and projecting sign., PERM,10/05/2004

3 Proposal

Loft conversion with rear dormer.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

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

Submission Version Havant Local Plan

- E5 (Chichester Harbour Area of Outstanding Natural Beauty)
E1* (High quality design)
E13 (Historic environment and heritage asset)

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

The current proposal subject to amended plans seeks a front roof-slope roof-light and a rear roof-slope box-dormer with a flat roof. The proposed windows would be similar to those on the corresponding roof areas of the adjoining building to the north side. The submission includes a one-page Heritage Statement which has been considered as part of the assessment.

Applicants Approach to the AONB protected landscape designation

The submission makes no reference to the sites location within the context and setting of the Area of Outstanding Natural Beauty protected national landscape. There is no reference made to the Chichester Harbour AONB planning policy documents relevant to the consideration of the proposal. The proposal has therefore apparently been made with no knowledge or acknowledgement of the status of the AONB and AONB Management Plan, and with little level of understanding that would be considered necessary and appropriate given the nationally recognised protected status of the AONB.

Planning Assessment

The statutory purpose of the AONB is to conserve and enhance the area's natural beauty. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

The consideration would require a full and detailed assessment of the potential, possible, and probable impact to the character and appearance of the site and locality of the AONB protected landscape. The main AONB protected landscape Planning Principle policy assessment issues to be considered for this site relate to –

1. Relevant planning history implications for the proposal
2. The principle of the use and activity of the development to the AONB locality
3. The positioning layout design and visual character and impact of the site to the AONB
4. The proposed physical works, scale, massing, and bulk on the AONB landscape
5. The building design, character, appearance, and finished treatment to the AONB
6. The impact on the tranquillity and natural environment to the AONB
7. The wildlife, biodiversity, and environmental effects within the AONB
8. Any measures to mitigate the impact of ecological and environmental disturbance
9. Consideration against the relevant AONB Planning Principle guidance

Consideration 1: The planning history implications for the proposal are not relevant (no history).

Consideration 2: The principle of the proposed use and activity would not likely be a significant concern due to the use relating to the proposal being unchanged as part of the use within the existing planning unit.

Consideration 3: The principle of the positioning, layout design and visual character and impact of the site to the AONB would require detailed examination if to be considered within the surrounding environment.

The proposed layout arrangement of the physical works on the site does not impair the character or overall setting of the area. The front roof slope rooflight would have a limited public view. The works to the rear roof-slope would be screened by the building itself. The alterations would have minimal localised impact on the character within the AONB protected national landscape.

Consideration 4: The principle of the proposed physical works and building bulk and scale would require detailed examination if to be considered within the surrounding environment.

The scale of the proposal considered against **PP03** indicate no change to the original ground footprint. The front-rear building silhouette would lie within the existing building envelope, the side building silhouette would be increase by approx. 5% and would be unlikely to be seen. The ground footprint and elevational silhouette assessment falls within the guidelines set out.

The scale of the works would have a localised impact. The scale, massing, bulk, must also be assessed alongside the impact in building design and character.

Consideration 5: The principle of the building design and character, together with the appearance of the construction materials and finished treatment to the site and surrounds would not be a serious concern due to the design reflecting / being compatible with that of the adjacent neighbouring building to the north. The works would not have a substantive impact on the wider AONB protected national landscape.

Consideration 6: The principle of the impact on the tranquillity and natural environment of the proposal would be unlikely to be a concern due to no anticipated change from the existing use and activity associated with the site.

The proposal for a glazed roof-light and dormer window would improve internal room arrangement and be liable to light illumination during dark hours. The regular or intermittent daily use by the occupiers would have a potential increase in light emission during night time periods and therefore measures to control light spillages are necessary.

Consideration 7: The principle of any harm to wildlife, biodiversity, and environmental character within the AONB is unlikely given the proposal relates to the occupation of the existing building. The proposal would increase useable floor space at the site but would not increase the number of residential units or significantly increase occupation potential of the premises on the site. This should not result in any substantial increase in the demands for recreational activity in the locality or add to the associated disturbance of wildlife areas.

The proposal would involve the removal of substantial parts of the existing roof structure that could play host to existing wildlife habitation. The proposal therefore would need to ensure that there are no protected wildlife habitats affected by the works. The changed profile of the building would be unlikely to harm wildlife habitats / foraging routes. Assuming that there is no wildlife uses of the structure, the proposal would not therefore be viewed as harmful to the wildlife or biodiversity of the site.

Consideration 8: The principle of measures to mitigate the impact of ecological and environmental disturbance should not be necessary. Improvements could be considered generally through the installation of bird and bat boxes at the site, hedgehog houses in the rear garden, and similar easy applied wildlife improvements.

Consideration 9: The relevant AONB Planning Principle guidance is PP01, PP03, and PP09. The works can be provided without harm to the local character of the

surroundings or pattern of development and the spaces between buildings. The sites setting within the landscape and the design, materials and finishes employed are all acceptable. The guidance requirements are addressed in the proposed development. The proposal would be unlikely to have an alternative use outside the existing activity of the site.

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The sites location within a built-up location within the AONB is a key consideration.

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The structures scale, design and appearance with suitable construction materials would enable the proposal to sit unobtrusively within its setting. The proposal would have a limited visual impact on the AONB protected national landscape character.

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property gardens, any perceived loss of privacy, any equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness.

Chichester Harbour AONB Unit Recommendation – No objection

The planning unit / red-line site is within the AONB protected national landscape.

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms
- the glazed fenestration (to walls and roof areas) should employ tinted glass panels where appropriate in order to minimise and reduce the amount of light illumination emitted to the surrounding skyline
- any and all roof lights / skylights / ridge-lights / roof lantern / clerestory lights / glazed gable windows, and large areas of wall glazing (windows, patio doors, bifold doors, etc.) should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the vertical, skyward, aspect of the new window openings

Conservation Officer

Shared Heritage Services Team response

APP/21/00145

35 High Street, Emsworth

Proposal:

Loft conversion with front and rear dormer windows

Assessment

No. 35 High Street is a non-listed building which is located within the Emsworth Conservation Area. The property is one of a pair of symmetrical semidetached dwellings which sits within a terrace of properties of varying designs. No. 33 High Street to the south of the application site is a Grade II listed dwelling.

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. Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The application site is one half of a pair of identical dwellings which have commercial units on the ground floor and residential accommodation on the first and second floors. No. 37 has a flat roof rear dormer window and a velux style roof light in the front facing roof elevation.

This particular section of the streetscene features a number of properties with front facing dormers. The majority of these are of a pitched roof design and subservient to the roofscape in which they are situated. No. 39 features a small flat roof dormer window on the front elevation for which there record for on the planning history for the site.

The proposal is for a conversion of the loft with a flat roof rear dormer window with a UPVc window and clad in slate. The front dormer would also be flat roof and feature lead cheeks and a timber frame window. The rear dormer would match in style and size with an existing dormer on No. 37 and therefore raises no objections.

However, the proposed front dormer raises concerns as follows:

a) The flat roof design and size of the dormer is not visually subordinate to the existing roof slope

b) The front dormer would unbalance what is clearly a symmetrical pair of dwellings and as a result, would not enhance the character of the conservation area.

Whilst it is recognised that there other front facing dormer windows in the immediate streetscene, these do result in the unbalancing impact on a matching pair of dwelling such as the application site and its immediate neighbour at No. 37.

I therefore advise that the front dormer window is removed from the application and replaced with a roof light window.

Conclusion - Holding objection subject to the submission of amended plans which remove the front facing dormer window.

15/3/2021

Case Officer comment : Dormer to the front elevation has subsequently been removed by the applicant.

Further Conservation Officer comment :

Further to the previous response dated 15/3/21, the front dormer window has now been

removed, which addresses the previous concerns raised.

Based on the amended plans, the proposal is now supported from a heritage perspective.

The following conditions are suggested for inclusion:

1. Materials samples / details to be provided and agreed prior to construction
2. Window details to be provided including tech specification for the front facing roof light window

Case Officer comment : Material and window samples have since been presented by

the applicant.

Further Conservation Officer comment :

Sample details accepted and no objection upheld.

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

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: 12

Number of site notices: 1

Statutory advertisement: 26/02/2021

Number of representations received: 0

Comment	Officer Comment
No comments 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 and Emsworth Conservation Area
- (iii) Impact on the AONB
- (iv) Effect on neighbouring properties
- (v) Parking

- (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. This proposal has been revised , with the front dormer removed from the proposal following

concerns raised by the Council's Conservation Officer.

- 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.

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(ii) Appropriateness of design and impact on the character of the area and Emsworth Conservation Area

- 7.3 This proposal comprises a rooflight to the front elevation roof slope and a dormer to the rear elevation roof slope. The dormer would have a flat roof and would comprise of slate tiles. The scale of the dormer as proposed is deemed acceptable in terms of siting in the roof, appearing generally subservient in design. It would not be obviously visible from the public realm. The proposed front roof light is considered a modest addition to the front roof slope. The site is within the Emsworth Conservation Area, and is also adjacent to a listed building; therefore Havant's Conservation Officer has been consulted in relation to the proposal. Following submission of material details and details of the front rooflight no objection has been upheld and the proposal is deemed acceptable in terms of impact on the Conservation Area and on the listed building. The proposal is also deemed to be compliant with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.
- 7.4 In terms of preserving or enhancing the character of the Conservation Area it is considered that the development would enhance the appearance of the Conservation Area and character of the wider AONB. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12, CS16 and DM20 of the HBLP (Core strategy).

(iii) Impact on the AONB

- 7.5 The site is within the Chichester Harbour AONB. For this reason the Chichester Harbour Conservancy has been consulted on this proposal. No objection has been upheld in regard to impact on the AONB subject to recommended conditions including the provision of material samples which have been provided as well as tinted glass. Whilst an internal blind has also been recommended, in this case, the window would have tinted glass and would be reasonably small in size and therefore internal screening is not deemed necessary.

(iv) Effect on neighbouring properties

- 7.6 There are other dormers in the immediate vicinity to the rear roof slopes and the proposed dormer is not deemed to result in any increased harmful overlooking towards properties to the side and rear. The proposed front dormer is also deemed acceptable in terms of impact on neighbour amenity.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

(v) Parking

- 7.8 The existing building currently benefits from no parking, which is not an unusual situation given its town centre location and subsequently this application proposes no parking. It is noted that the proposal would result in an additional bedroom, however the Havant Borough Residential Parking and Cycle Provision SPD identifies areas around Emsworth Town Centre to be a highly accessible location where reduced or even zero standards of vehicle parking provision can be considered in order to maximise the use of land and discourage use of the private motor vehicle.
- 7.9 Furthermore, paragraph 3.06 of the Standards recognises that on brownfield sites outside of town centres, it may be possible to reduce the number of car parking spaces where the development is within a reasonable distance of good public transport links. It is therefore considered that given the highly sustainable location of the development that this proposal, with zero parking for both the ground floor retail use and the residential use, is considered to be consistent with the aims of the SPD. Furthermore the future occupiers can use the public car parks within the town centre or on street parking, where applicable

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/21/00145

(A) 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:

02 Amended proposed plans and elevations uploaded on the 15.04.2021
Proposed materials/ window spec uploaded on the 26.04.2021

Reason: - To ensure provision of a satisfactory development.

3

The glazed surfaces on the proposed front (west) elevation rooflight and proposed rear (east) elevation dormer as shown on approved plan number 02, shall be fitted with tinted and non-reflective glass and be maintained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area, to mitigate the impact of glazing viewed from Chichester Harbour Area of Outstanding Natural Beauty and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Emsworth Neighbourhood Plan policies D1 and D2, Chichester Harbour Area of Outstanding Natural Beauty Joint SPD 2017 and the National Planning Policy Framework.

4

The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

The proposed tiles to the rear dormer shall comprise slate tiles as shown in the 'Proposed materials' document uploaded on the 26.04.2021 unless otherwise agreed by the local planning authority.

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