
Site Address:	3 Swan Close, Emsworth, PO10 7BQ		
Proposal:	Proposed porch extension and roof mounted solar panels.		
Application No:	APP/20/01104	Expiry Date:	11/02/2021
Applicant:	Mr & Mrs Kidd		
Agent:	Mr Thornton	Case Officer:	Joseph Toole
	Thornton Architecture + Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a small cul-de sac of detached bungalows located off King Street in Emsworth. The application property backs onto Chichester Harbour and is within the boundary of the Emsworth Conservation Area overlooking the harbour to the south. The application site is a detached bungalow comprising of facing brickwork with interlocking concrete roof tiles and self finish bituminous felt and lead flat roofs. Vehicular access is from Swan Close with parking to the front.

The property is located within Emsworth Conservation Area and Chichester Harbour Area of Outstanding Natural Beauty. It is located within a residential area with properties of different style and design. The application site is located within Flood Zones 2/3.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

02/66568/000 - Single storey extensions to front (north) and rear (south)., PERM,27/08/2002

06/66568/001 - Single storey extensions to north and south elevations and open lean-to (west elevation)., PERM,10/07/2006

APP/15/00743 - Single storey rear extension., PERM,08/09/2015

APP/16/00112 - Conversion of remaining area of original garage into work room/study and erection of open car port., PERM,23/03/2016

3 Proposal

Proposed porch extension and roof mounted solar panels.

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
DM20 (Historic Assets)

Havant Borough Pre Submission Local Plan 2036

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

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site.
- the solar panels should have a dark colour finish and trim to reduce their visual presence on the building roof slope
- any and all external lighting shall be fitted with a suitable and effective cowling to focus the light-beam and illumination downwards and prevent light spillage above the horizontal and into the night sky, so as to comply with the Dark Skies approach within the AONB protected landscape and to limit disturbance to wildlife.

Conservation Officer

Proposed porch extension and roof mounted solar panels

The site is located in a small cul-de sac of detached bungalows located off King Street in Emsworth. The application property backs onto Chichester Harbour and is within the boundary of the Emsworth Conservation Area.

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.

The works relate to a new porch extension on the front / north elevation and also the introduction of roof mounted solar panels on the south, west and east facing roof slopes. on the replacement balcony balustrade on the rear elevation.

Several other properties in the nearby locality already have solar panels on south facing slopes. With regards to the impact on the designated heritage asset, that being the Emsworth Conservation Area in this case, it is considered that the level of potential would be low. However, this would be subject to the acceptability of the final design. This is specified on the plans to still be determined by a specialist subcontractor. Overall the proposal is considered to meet the test to preserve and enhance the character and appearance of the conservation area, subject to a condition being included on any planning permission which requires further details of the design and finish.

Conclusion - No objection

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Countryside Access Team

Havant Footpath 74 to south is unaffected by the proposals. We therefore have no objection.

Environment Agency

No Comment.

Open Space Society

No Comment.

Royal Society for the Protection of Birds

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: 10

Number of site notices: one

Statutory advertisement: 11/12/2020

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 and impact on the character of the area, Conservation Area and Area of Outstanding Natural Beauty
- (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. In this case the works within the Emsworth Conservation Area and Chichester Harbour Area of Outstanding Natural Beauty and the proposal is consider below.

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

7.3 The works relate to a new porch extension on the front / north elevation and also the introduction of roof mounted solar panels on the south, west and east facing roof slopes. The proposed porch would involve an extension to the W/C having a width of approximately 1.8 metres and depth of approximately 0.9 metres. There would be a formation of a porch canopy to the front door which would have a width of approximately 3.3 metres, a depth of approximately 1.1 metres with a flat roof having a height of approximately 2.8 metres.

7.4 The proposed porch would have facing brickwork and a lead flat roof to match the existing dwellinghouse. The proposed solar panels would have self finish semiconductors with galvanised steel frames. The proposed development is considered to be inkeeping with the context of the main dwellinghouse.

7.5 As the property is located within the Emsworth Conservation Area the Council's Conservation Officer was consulted on this application and responded with the following: *Several other properties in the nearby locality already have solar panels on south facing slopes. With regards to the impact on the designated heritage asset, that being the Emsworth Conservation Area in this case, it is considered that the level of potential would be low. However, this would be subject to the acceptability of the final design. This is specified on the plans to still be determined by a specialist subcontractor. Overall the proposal is considered is considered to meet the test to preserve and enhance the character and appearance of the conservation area, subject to a condition being included on any planning permission which requires further details of the design and finish.* Therefore, a prior commencement condition requesting samples of materials to be provided and approved by the Local Planning Authority would be recommended.

7.6 As the property is located within Chichester Harbour Area of Outstanding Natural Beauty, Chichester Conservancy commented on the application. No objection was raised with suggested considerations. Proposal would be unlikely in visual terms to adversely impact the wider environment or have an impact on the AONB in terms of character and its setting, in accordance with Policy CS12 of the HBLP (Core Strategy). As to the condition suggested by the Chichester Harbour Conservancy in respect providing samples materials this has been recommended to the decision. In terms of providing tinted glazed fenestration due to the proposed works being carried out to the

front of the property it is not considered necessary. Concerning a condition relating to external lighting this would remove an existing right that the property enjoys and would not relate to the development permitted and therefore would not satisfy the test as to conditions.

- 7.7 Consequently, it is considered that the proposal would preserve the Conservation Area and would not impact on the listed buildings in the locality, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations), and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan and the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.8 The proposed works due to its minimal scale are not considered to have a negative impact on the neighbouring properties.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a greater level of 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 Policies CS11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.10 The application would be classed as a minor development and according to the National Planning Practice Guidance (NPPG) unlikely to cause flood risk unless they would have an adverse effect on a watercourse, floodplain or its flood defences; they would impede access to flood defence and management facilities, or; where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.
- 7.11 The Environment Agency Flood Map indicates that the property is within Flood Zone 2 and 3. The Environment Agency were consulted on this application and made no comment. Due to the minor nature of the proposed development and the measures to be taken, it is not considered to result in adverse increase in flood risk thus it is deemed acceptable meeting policy CS15 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on 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/20/01104

- 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:

Location Plan - 2001-010

Proposed Site Plan - 2001-100

Proposed Ground Floor Plan - 2001-101

Proposed Roof Plan - 2001-102

Proposed Elevations South and East - 2001-105

Proposed Elevations North and West - 2001-106

Proposed Section A-A - 2001-107

Proposed Section B-B - 2001-108

Proposed Section C-C - 2001-109

Reason: - To ensure provision of a satisfactory development.

- 4 Notwithstanding the submitted details no above ground construction works shall take place until samples and or a full specification of the materials to be used externally on the buildings and the design and finish of the roof lights have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.