
Site Address:	22 Frankland Terrace, Emsworth, PO10 7BA		
Proposal:	First floor balcony to rear with revised fenestration.		
Application No:	APP/20/01024	Expiry Date:	22/12/2020
Applicant:	Mr & Mrs Warnock		
Agent:	Mr Binns	Case Officer:	Joseph Toole
	Bayside Architectural Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

22 Frankland Terrace, Emsworth, is located on the east side of Frankland Terrace backing onto the business units that form part of the Old Flour Mill Site in Queen Street. The application site is an end of terrace flat comprising brown brick and brown roof tiles. Vehicular access is from Frankland Terrace with parking to the front in the form of a garage. The property is located within the Emsworth Conservation Area and Area of Outstanding Natural Beauty.

The flat is located within a residential area with flats adjacent of the same style and design and other properties along the street scene differing in style and design.

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

No relevant planning history.

3 Proposal

First floor balcony to rear with revised fenestration.

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

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

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

Chichester Harbour Conservancy 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 glazed fenestration should employ tinted glass panels where appropriate, and these should be fitted with working internal screen blinds to reduce light spillage during evenings and nighttimes (dark skies policies) in order to minimise and reduce the amount of light illumination emitted both to the surrounding skyline and to the visual horizontal aspect of the new window openings.

- any and all external lighting shall be fitted with a suitable and effective cowling to focus the lightbeam 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

The site is located in Frankland terrace in Emsworth, which is a 1980's modern development located off Queen Street and is within the boundary of the Emsworth Conservation Area. No. 22 is the end of terrace property and comprises a flat over a garage. The rear elevation overlooks the office complex of the Old Flour Mill.

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 the provision of a first-floor balcony at the rear of the property. It would have a glass balustrade. With regards to the impact on the designated heritage asset, that being the Emsworth Conservation Area in this case, it is considered that the impact would be negligible. The balustrade comprises materials which are appropriate to the context of the conservation area and evident on other properties. Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion - No objection

30/11/2020

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: yes

Statutory advertisement: 20/11/2020

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 Conservation Area and Area of Outstanding Natural Beauty
- (iii) 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 the works are 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 Conservation Area and Area of Outstanding Natural Beauty

7.3 The proposed development would involve a first floor balcony to the rear with revised fenestration. Within the flat the hall, lounge and kitchen would be combined to form an open plan arrangement with access onto the new rear facing balcony through a new door created from an existing window opening. The proposed balcony would sit above the owner's private garden. It would of a triangle shape having a maximum width of approximately 4 metres, a maximum depth of approximately 2.2 metres not extending away further out than the existing rear wall, with a maximum height at the top of glass balustrade of approximately 3.9 metres.

- 7.4 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.
- 7.5 The works relate to the provision of a first-floor balcony at the rear of the property. It would have a glass balustrade. With regards to the impact on the designated heritage asset, that being the Emsworth Conservation Area in this case, it is considered that the impact would be negligible. The balustrade comprises materials which are appropriate to the context of the conservation area and evident on other properties. Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.
- 7.6 The proposed balcony would be located to the rear of the property which would not be readily visible from the street scene. Thus, it is not considered to have adverse impact upon the character of the area, the Conservation Area and Area of Outstanding Natural Beauty. Furthermore, the adjacent property No.21 Frankland Avenue constructed a balcony in the same position under APP/14/00326 and amended on APP/14/00629. This is of a brick construction different to the proposed development here. This shows a balcony is considered acceptable in this location.
- 7.7 The site is within the Chichester Harbour AONB and due to the nature of the 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). The Chichester Harbour Conservancy had no objection to the application with suggested conditions. With regards to the condition requesting samples of materials prior to construction, this would not be necessary as specifications on the application form state the materials would match the existing dwellinghouse. The condition regarding glazed fenestration has also not been recommended as the existing fenestration is not glazed with tinted glass panels and the proposed development face out onto business units. Concerning a condition relating to external lighting this would remove an existing right that the property enjoys and would not reasonably relate to the development permitted and therefore would not satisfy the tests as to conditions.
- 7.8 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 CS12 and CS16 of the HBLP (Core Strategy) and 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

- 7.9 As the proposed development would only face out onto the business units to the rear it is not considered to cause harm through loss of privacy. Furthermore, the glass balustrade would contain satin obscure glazing.
- 7.10 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) and D1, D2 and D3 of the Emsworth 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 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/20/01024

- 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 - PL 01
Block and Site Plan - PL 02A
Proposed Floor Plans - PL 03B
Proposed Elevations - PL 04B
Design and Access Statement

Reason: - To ensure provision of a satisfactory development.