

Site Address: 10 Harbour Way, Emsworth, PO10 7BE
 Proposal: Replacement balustrade to first floor rear balcony. (Retrospective).
 Application No: APP/20/00772 Expiry Date: 10/11/2020
 Applicant: Mr G Lamb
 Agent: Case Officer: Denise Sheath
 Ward: Emsworth
 Site Visit Date:

Recommendation: GRANT PLANNING PERMISSION IN RETROSPECT

1 Site Description

The application site is a three storey mid terrace house overlooking the Slipper Mill Pond in Emsworth. The property is within a residential development of similar age properties, which vary in design. Vehicular access to the property is via King Street.

2 Planning History

None Relevant.

3 Proposal

Replacement balustrade to first floor rear balcony. (Retrospective).

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

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

10 Harbour Way, Emsworth, PO10 7BE

APP/20/00772 – Replacement balustrade to first floor rear balcony. (Retrospective)

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection.

A virtual site visit was made 30.10.20 using archive photography and having regard to the applicant's own 'elevations' photograph. Regard was had to the policy framework* below.

The property is highly visible from a bunded public footpath to the east which connects Queen Street to Slipper Road and separates the Ems harbour inlet from the Slipper Millpond.

The property is unlisted, albeit part of the Emsworth Conservation Area. It forms part of a set piece development, which seems to date from the 1970's or possibly late 1960's.

The original balustrade detailing can be seen next door at No. 8, but it is noted that No.12 has a glass panel set in steel framework balustrade similar to what the applicant wishes to retain.

Whilst The Conservancy ordinarily favours more traditional, muted non-reflective materials, the previous balustrade was painted white and there is no objection in terms of the minor additional impact to the AONB landscape. The materials used appear to be of high quality and thus an overall enhancement to the character and appearance of the Conservation Area has been achieved.

*Policy framework

NPPF - 11, 14, 17, 56-57, 60-61, 63-64, 115, 118-119, 123, 125-126, 128-129, 131-137, 139-141, 186-191, 196-197, 203 & 206; **NPPG** – ID's 18a, 26; **HBLP** –CS11, CS12, CS16, DM20; **DENP** – H1-H2, D1-D2; **DHBLP** – DR1, E1, E3-E5, E13; **CHMP** – 1-2, 15; **PP** – 01, 03;**SPG/SPD**.

NPPF – National Planning Policy Framework (February 2019)

NPPG – National Planning Practice Guidance (2014 onwards)

HBLP – Havant Borough Local Plan (2011/2014)

DENP – Submission Emsworth Neighbourhood Plan (2019)

DHBLP – Draft Havant Borough Local Plan 2036 (Pre-submission version)(2019)

CHMP – Chichester Harbour Management Plan (2019-2024)

PP – CHC Planning Principles, Version 1.1 (2017)

SPG/SPD –

Borough Design Guide

Emsworth Design Statement

Emsworth Conservation Area CACA and Management Plan

Joint Chichester Harbour AONB SPD (2017)

Conservation Officer

Proposal: Retrospective replacement balcony balustrade

The site is located in Harbour Way Bridgefoot Path in Emsworth, adjacent to Chichester harbour and is within the boundary of the Emsworth Conservation Area. Harbour Way is a complex of more modern housing within the conservation area, designed and built in the 1960's. No. 10 has a rear elevation which overlooks the harbour.

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 replacement balcony balustrade on the rear elevation. It was previously wood and is now glass and steel, to match one of the adjoining neighbours.

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 replacement balustrade comprises materials which are appropriate to the context of the conservation area. 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

Environment Agency

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: 12

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 18/09/2020

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
- (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.

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

7.3 It is considered that the materials used for balcony (from wood and metal to glass, wood and metal) are in-keeping with other nearby properties, and the waterfront location, and would preserve the character of the Conservation Area or the Area of Outstanding Natural Beauty. The proposal is therefore deemed appropriate in context, meeting the requirements of Policy CS16 of the HBLP (Core strategy

(iii) Effect on neighbouring properties

7.4 Due to the nature of the works it is not considered that proposal would result in an additional impact to the neighbouring properties

- 7.5 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.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/20/00772 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location Plan - Received 28 August 2020
 - Block Plan - Received 28 August 2020
 - Floor Plan - Received 28 August 2020
 - Photograph - Received 28 August 2020
 - Balcony Measurements - Received 28 August 2020
 - Glazing Details - Received 28 August 2020
 - Heritage Statement - Received 28 August 2020
- Reason:** - To ensure provision of a satisfactory development.