

Site Address: 17 High Street, Emsworth, PO10 7AQ
 Proposal: Variation of conditions 2 and 3 of Planning Permission APP/20/00029
 relating to change to roof slope, materials and new roof light.
 Application No: APP/21/00169 Expiry Date: 22/04/2021
 Applicant: Mr B Treagust
 Agent: Hazel Butler Case Officer: Selina Donophy
 Ward: Emsworth

1 Site Description

To the rear the site includes single storey attached outbuildings that fill the plot ie there is no outside area. These single storey outbuildings are constructed of pale red engineering brick and appear to be attached to side wall of number 15 to the north and are obliquely visible from the cafe fore court. The existing roof is corrugated metal and this area is generally old and mixed in appearance.

2 Planning History

3 Proposal

4 Policy Considerations

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_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

No response received

Conservation Officer

From a heritage perspective I don't have any objections to the use of the seamless rubber material for the roof, the change of roof slope and the roof light window. The works are located at the rear of the building and will not be highly visible from the public realm of the conservation area.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: 12/03/2021

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) Impact upon the character and appearance of the Conservation Area and AONB
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. Since the site lies within a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving or enhancing the character and appearance of that area.

(ii) Impact upon the character and appearance of the Conservation Area and AONB

7.4 This proposal seeks to vary conditions 2 and 3 of Planning Permission APP/20/00029 relating to change to roof slope, materials and new roof light. The proposed changes include alterations to the roof slope and changes to materials from a lead covered parapet to a zinc covered parapet. An additional rooflight is also proposed which would project by the same amount as the other rooflight granted permission under APP/20/00029. The proposals are deemed to be acceptable in appearance. The Council's Conservation Officer has upheld no objections to the proposal and the works would be located towards the rear of the property, not highly visible from the public realm.

7.5 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 upon residential amenity

7.6 The proposals are not deemed to have any harmful impact upon neighbour amenity.

8 Conclusion

8.1 The proposed development is considered acceptable, enhancing the character and appearance of the Conservation Area in accordance with Section 72 and Policies CS11 and DM20. It is therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00169

(A) subject to the following conditions

1 The development must be begun not later than 19th March 2023.
Reason: To comply with the requirements of Sections 73 and 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:

Drawing number 08-19-DR-A-202 REV A Proposed roof plan

Drawing number 08-19-DR-A-300 Proposed elevation

Location and Block Plan Drawing Number 08-19-DR-A-100

Proposed Site Plan Drawing Number 08-19-DR-A-101

Proposed Ground floor Plan Drawing Number 08-19-DR-A-201

Reason: - To ensure provision of a satisfactory development.

3 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.

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.

