Site Address:	24 South Street, Emsworth, PO10 7EH		
Proposal:	Single storey rear extension, internal alterations within existing listed dwelling and re-build of existing outbuilding.		
Application No:	APP/21/00136	Expiry Date:	14/04/2021
Applicant:	Miss Oakes		
Agent:	Helyer Davies Architects Helyer Davies Architects Ltd	Case Officer:	Joseph Toole
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

24 South Street, Emsworth, also known as Dolphin Cottage is a grade II listed terraced dwelling. The property is located within the Emsworth Conservation Area and Chichester Harbour AONB.

Dolphin Cottage has a pink painted render facade with timber sash windows and a clay tiled roof. The surrounding dwellings have a similar design being three stories including loft conversions with lead dormer windows, each finished in a mix of painted and unpainted brick and painted render with most houses having clay tiles roofs and white timber sash windows.

The building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The List entry:

House (once 2). C18. Stucco, with a tile roof. Regular front of 2 storeys, 4 windows. 1st floor band. Sashes in exposed frames. Late C20 Georgian doorcase with cornice, pilasters, and 6-panelled (2-top-glazed) door.

The surrounding buildings are a combination of dwellings and commercial units with residential accommodation at first floor.

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

APP/10/00571 - Revise existing outbuilding to create new access to the north of the site. , PERM,30/11/2010

APP/10/00741 - Listed Building Consent to revise existing outbuilding to create new access to the north of the site., PERM,30/11/2010

APP/10/00762 - Listed Building Consent for single storey rear extension and internal alteration., PERM,09/12/2010

APP/11/00018 - Discharge of Condition No/s 2 & 3 of Planning Permission APP/10/00741, PERM,26/04/2011

APP/21/00137 - Listed Building Consent for a single storey rear extension, internal alterations within existing listed dwelling and re-build of existing outbuilding., Current Application

3 Proposal

Single storey rear extension, internal alterations within existing listed dwelling and re-build of existing outbuilding.

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))
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)

Submission Version Havant Local Plan

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: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy
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
- any and all external light sources should incorporate downward only cowling to prevent light illumination above the horizontal light fitting
officer note - Whilst the condition regarding materials is supported, given the contained location of the site the other conditions cannot be substantiated.

Conservation Officer
Background

The application site is located in South Street within Emsworth Town centre and within the conservation area boundary.The site a is a C18 building known as Dolphin Cottage and which is Grade II listed. The cottage has a pink painted rendered façade with exposed timber sashed framed windows and a clay tile roof. It comprises 2 ½ storeys with dormer windows in the loft space. There an existing rear extension to the rear and a detached, single storey outbuilding at the end of the rear garden.

Proposal:

The proposal comprises the following:

1. Demolition and rebuild of existing rear extension
2. Internal alterations
3. Demolition and rebuild of existing outbuilding

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

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.

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 revised National Planning Policy Framework (NPPF) was published in February 2019 and sets down the policies that the Council must take into account when determining planning applications. The 'Historic Environment Good Practice Advice in Planning Note 2', states at paragraph 4:
'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The revised NPPF (February 2019) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

‘184. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

191. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

192. In determining applications, local planning authorities should take account of:
a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness

Officer Response:

Rear extension

The existing extension does not form part of the original house and as such, its replacement would not result in the loss of important historic fabric. It would be slightly larger in footprint however, it would still be subservient to the main cottage. The proposed materials / roof lights are acceptable in principle subject to more specific details / samples.

Internal alterations

At first floor level, some alterations to the layout are proposed however, this would result in a minimal loss of historic fabric. In the second-floor loft room, the existing section of fibre-board flat ceiling will be removed to create a vaulted ceiling. All the existing beams will remain and be left exposed.

Outbuilding

The proposal is to remove the existing outbuilding and rebuild it to the same footprint, height and overall design, in similar materials. The justification for its removal is that further investigation into the condition of the structure has revealed that it is in need of significant repair. It contains asbestos and has stability issues.

The Heritage Statement submitted with the application concludes that the proposed works would not affect the historical significance of this heritage asset, or adversely affect the character of the conservation area which in turn, is also a heritage asset.

Conclusion

Subject to the following conditions, no objections to the application are raised from a heritage perspective.

1. A schedule/samples of all materials to be agreed prior to construction
2. Details of all new windows (roof lights on rear extensions and new windows / doors in outbuilding) to be provided including full scale or 1:5 glazing bar details if applicable.

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: 5

Number of site notices: 1

Statutory advertisement: 26/02/2021

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 AONB

(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 Conservation Area and AONB

7.3 The proposal would add a single storey extension to the rear of the dwelling alongside internal changes on the ground, first and second floor and involve a rebuild of the existing outbuilding. The ground floor extension would connect onto the existing kitchen and dining room with a lean to roof with three rooflights. The proposed extension would have a width of approximately 5.1 metres, a depth of approximately 1.5 metres with a pitched roof having a maximum height of approximately 3.2 metres. The existing outbuilding in the rear garden would be demolished and rebuilt. The outbuilding would have a snug/office with a shower room. It would have a width of approximately 6.5 metres, a depth of approximately 2.8 metres with a pitched roof having a maximum height of approximately 3.2 metres.

7.4 The roof of both the extension and outbuilding would have clay tiles. On the ground floor extension the walls would be finished in painted render and the outbuilding would be finished in brick, matching the existing property. This is considered to be in keeping with the context of the listed building.

7.5 The proposed works would not be visible from the street scene. The materials are considered in keeping with the character of the Conservation and Chichester Harbour AONB and would match the materials of the listed building, therefore it is considered to be in keeping with the character of the area. The Council's Conservation Officer commented on the application raised no objection subject to conditions which request samples of materials prior to construction and details of all windows to be provided. This has been recommended to the decision notice. The Chichester Harbour Conservancy commented on the applicatiion and raised no objection with sugguested considerations. In terms of the schedule of materials this has been conditioned to the application. With regards to the suggestion of providing tinted glazed fenestration where appropriate this condition is not considered necessary. This is because, there is extensive screening along the side and rear boundaries.

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.

7.6 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, CS12 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

7.7 There would be no side windows in the proposed rear extension. Due to the size and

height of the proposed extension it is not considered to appear overbearing or result in the harmful loss of light to either neighbouring property.

7.8 To the rear of the property there would be an additional door and window with 3 rooflights in the proposed extension. These views would be screened by the existing fenestration along the boundaries and thus not considered to cause harmful overlooking to any of the neighbouring properties.

7.9 To the front of the outbuilding there would be bi-folding doors and a window facing the rear garden. Due to the existing fenestration it is not considered to cause harmful overlooking.

7.10 To the north side the outbuilding would be screened by the neighbouring outbuilding therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.

7.11 To the south side the outbuilding would be screened by the neighbouring outbuilding therefore it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.

7.12 To the rear of the outbuilding there would be two rooflights facing the side wall of No.1 Orange Row. These would be non looking windows and as result not deemed to cause overlooking. As the outbuilding would have a similar height to the existing it is not considered to have an adverse impact upon No.1 Orange Row.

7.13 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.

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.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00136

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, Block Plan and Proposed Plans - 02B
Heritage Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

3 Prior to commencement of the development hereby approved notwithstanding any description of materials in the application 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 wall 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.

4 Prior to Commencement of the development hereby approved, details of all new windows (roof lights on rear extensions and new windows / doors in outbuilding) to be provided including full scale or 1:5 glazing bar details if applicable.

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.