

Ref No:2001

PLANNING:

HERITAGE STATEMENT

FOR:

Extension & Solar Panels at No.3 Swan Close, Emsworth, Hampshire



Content

1.00	Introduction
2.00	Site Appraisal & Context
3.00	Heritage Statement
4.00	Validation
5.00	Summary

1.00 Introduction

- 1.01 This design and access statement has been prepared by Thornton Architecture + Design in support of a planning application for a porch extension and roof mounted solar panels.
- 1.02 The extension probably complies with permitted development criteria, whilst the addition of solar panels aims to reduce the carbon footprint of the property.

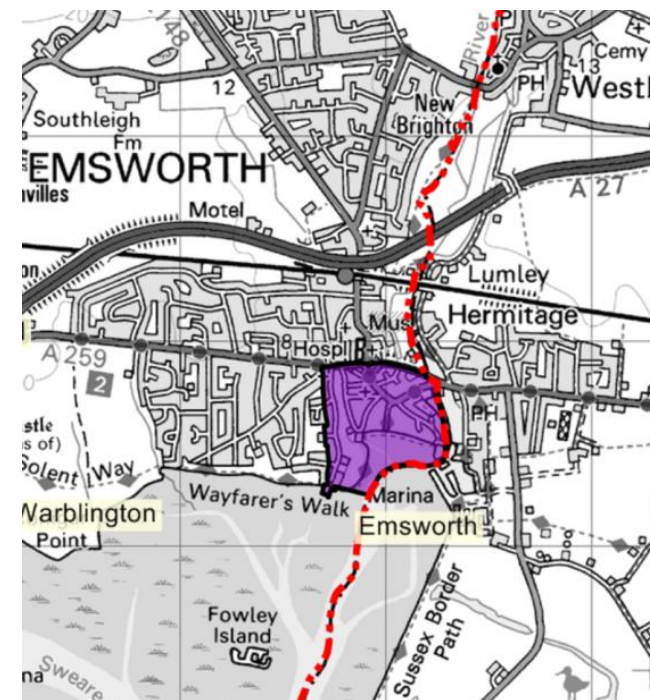
2.00 Site Appraisal & Context

2.01 Site Appraisal

The existing property comprises a detached four bedroom bungalow set to the rear of the historic street front properties, including listed buildings, within the conservation area of Emsworth. The property came into existence as part of a late twentieth century development of three properties on excess or redundant land to the rear of at least two town houses fronting the public highway.

This relatively new development of three dwellings contains one two storey house set forward in the plot of two further single storey bungalows set to the rear of the plot. The tow rear plots benefitting from uninterrupted views over the Emsworth Channel, which is part of the Chichester and Langstone Harbours designated SPA.

The application site comprises the westernmost of these two waterfront bungalows, both of which sit very low in the urban landscape. The two bungalows are accessed by a shared private driveway, whilst the single house has its own driveway access to the public highway.



Conservation Area Map

2.02

Context

The application site is set well back from the listed and other period properties fronting the public highway, which forms part of the historic street pattern of Emsworth, and is accessed from a narrow single carriageway width private driveway. Indeed, being a squat bungalow under low pitched roofs the property is hard to see from the public highway.

The property can be more easily seen from on the water of the Emsworth Channel. However, its low profile, in relation to adjacent properties makes it difficult to pick the property out from the taller town houses that make up the backdrop to the property when seen from the south.

The application property does not match or marry in with the predominant architectural style of the local area or water frontage. However, as a low rise development, it does have a relatively low impact on both the surrounding urban landscape and interface between edge of settlement and the harbour beyond.



Heritage Map

2.03

Relevant Planning History

Ref. No: 02/66568/000

Description: Single storey extensions to front (north) and rear (south)

Status: Application Permitted

Ref. No: APP/15/00743

Ref. No: 06/66568/001

Description: Single storey extensions to north and south elevations and open lean-to (west elevation).

Status: Application Permitted

Ref. No: APP/16/00112

Description: Single storey rear extension.

Status: Application Permitted

Description: Conversion of remaining area of original garage into work room/study and erection of open car port.

Status: Application Permitted

2.04 National Planning Policy Framework (NPPF)

Since March 2012 the National Planning Policy Framework, updated in 2018, has replaced almost all other national planning policies. The National Planning Policy Framework document sets out the Government's planning policies for England and how these are expected to be applied.

Paragraph 10 states that at the heart of the Framework is a presumption on favour of sustainable development, so that sustainable development is pursued in a positive way.

Paragraph 11 states that planning decisions should apply a presumption in favour of sustainable development and that for decision making this means:

- Approving development proposals that accord with an up-to-date Development Plan without delay.
- Where there are no development plan policies or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of a particular importance provides a clear reason for refusing the development proposal.



- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.

Paragraph 38 states that Local Authorities should approach decisions on proposed development in a positive way and that decision makers at every level should seek to approve applications for sustainable development where possible.

Paragraph 124 states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and helps make development acceptable to communities.

Paragraph 148 states that the planning system should support the transition to a low carbon future. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions.

Paragraph 154 states that when determining planning applications for renewable and low carbon development, planning authorities should:

- a. not require applicants to demonstrate the overall need for renewable or low carbon energy and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
- b. approve the application if its impacts are (or can be made) acceptable.

Paragraph 170 states that planning decisions should contribute to and enhance the



Proposed photo voltaic roof panels

natural and local environment by:

- Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality within the local plan).

Paragraph 186 states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 200 states that Local Planning authorities should look for opportunities for new development within Conservation Areas to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

Paragraph 201 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of a Conservation Area or World Heritage Site should be treated as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The proposal makes no change to the size and shape of the existing building, with the exception of a small porch extension which conforms to permitted development criteria.

The existing dwelling has no historic or architectural interest, as relevant to the conservation area.

2.05

Local Plan

Havant Borough Council Local Plan Core Strategies were adopted in March 2011 and its Allocations adopted in July 2014. These work in tandem with Local Neighbourhood

Plans where they exist. The key policies relevant to this application have been identified, as follows:-

Policy CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough

Planning permission will be granted for development that:

1. Ensures the key landscape and built form principles set out in the Havant Borough Townscape, Landscape and Seascape Character Assessment are protected and where possible enhanced by partnership working with developers, groups and the wider community.
2. Protects and where possible enhances the borough's statutory and non-statutory designated landscape, habitats and features of biological, hydrological or geological interest. Protection and enhancement will be achieved by appropriate adaptation and mitigation measures including wardening, education and information and the creation of new habitats, water bodies/courses planting of new trees and woodland.
3. Has particular regard to the following hierarchy of nature conservation designations within the borough (as identified on the Proposals Map):
 - i. Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar [International].
 - ii. Sites of Special Scientific Interest (SSSI) and National Nature Reserves [National].
 - iii. Sites of Importance for Nature Conservation (SINC), Local Nature Reserves (LNR), other Ancient Woodland not identified in (ii) above [Local].



View of property from the South

4. Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.
5. Supports an ongoing programme of survey of habitats and species and designation of Sites of Importance for Nature Conservation.
6. Incorporates partnership working with conservation organisations to improve public understanding of biodiversity and to manage public access to designated sites, particularly on the coast, to reduce harm to nature conservation interests.
7. Incorporates partnership working with landowners and developers to ensure land management practices restore, enhance and where appropriate create new valued landscapes, habitats and their soil structure, particularly the ancient woodland remnants of the Forest of Bere and coastal salt marsh.
8. Protects wildlife habitats and wildlife corridors to prevent the fragmentation of existing habitats and to allow species, for example Brent Geese, to respond to the impacts of climate change by making provision for habitat adaptation e.g. coastal managed realignment and species migration.
9. Maintains undeveloped gaps between the settlements of Emsworth/Havant; Havant/Waterlooville; Havant/Portsmouth; Emsworth/Westbourne and Leigh Park/Rowlands Castle as shown on the Proposals Map.

10. Protects the best and most versatile agricultural land that has the greatest potential for local food security.
11. Responds to the emerging evidence from the Solent Disturbance and Mitigation Project, the published recommendations, and future related research.

Policy CS12 Chichester Harbour Area of Outstanding Natural Beauty (AONB)

Development will be permitted where it:

1. Carefully assesses the impact of individual proposals, and their cumulative effect, on the Chichester Harbour AONB, and its setting.
2. Is appropriate to the economic, social and environmental wellbeing of the area or is desirable for the understanding and enjoyment of the area.
3. Conserves and enhances the special qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).
4. Meets the policy aims of the Chichester Harbour AONB Management Plan and
5. Provides mitigation of any detrimental effects including where appropriate the improvement of existing damaged landscapes relating to the proposal.



View of property from the North East

Policy CS14 Efficient Use of Resources

Planning permission will be granted for development that:

1. Provides adequate land or funding for waste management infrastructure.
2. Locally contributes to the delivery of the PUSH target of 100MW of renewable energy by 2020 for the whole of the PUSH area. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.
3. On completion, unless proven to be financially or technically unviable, meets the following standards:
 - a. Residential development – Level 3 of the Code for Sustainable Homes;
 - b. Multi occupation homes and non-residential development over 500sqm - BREEAM standard 'very good'.
 - c. Improvements to these standards throughout the plan period will be encouraged.
 - d. Particular attention should be paid to water efficiency measures.
4. Allowable Solutions' may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.



View south from site of Emsworth Channel

Policy DM9 Development in the Coastal Zone

Planning Permission will only be granted for development in the coastal zone which addresses all of the relevant criteria as set out below as shown on the Proposals Map:

1. Has no harmful effects on nature conservation within the Chichester and Langstone Harbour SSSIs and SPA, Solent Maritime SAC and Ramsar site, or any SINC's and Local Nature Reserves.
2. Maintains and enhances the appearance and distinctiveness of existing settlements and landmarks along the coast.
3. Contributes positively to the landscape and has regard to best practice on the design of new buildings in coastal locations.
4. Upgrades existing footpaths and ensures that public access is retained and provided to connect existing paths along the waterfront where appropriate.
5. Would result in improvements to or redistribution of moorings, marine berths or launch on demand facilities (dry berths) in the harbours.
6. Would not be detrimental to infrastructure for, and quality of, water-based recreation, or be detrimental to the safety of navigation.
7. Provides recreational opportunities that do not adversely affect the character and appearance of the coast.



Aerial view from South

3.00 Heritage Statement (Conservation Area)

3.01 Describing the Significance

The site lies within the Emsworth Conservation Area. However, it is set well away from properties with any historic value, such as the large town and merchant houses fronting the main historical streets of the town. Indeed, the application site has little historic or architectural interest and it is questionable why it remains within the designated Conservation Area. However, as it extends beyond the land into the harbour, it would appear that it is intended to protect the historic oyster beds in the channel and conserve the overall sense of local maritime history.

Nonetheless, the application site has such a low visual profile on the waterfront as to be hard to pick out from the homogenous mass of the town centre behind, when seen from the sea.



Historic Map

3.02 Clear and Convincing Justification

The application is for a small porch extension and installation of roof mounted solar panels, neither of which seeks to change the basic size, shape or appearance of the existing building and nor does it change the fundamental use of the property.

Furthermore, the existing dwelling has a very low level of visual impact on the appearance and character of the Conservation Area, whether seen from within the designated area or from on the water looking back at it. Therefore, the small additions proposed by the application will have a negligible additional impact on the setting of the conservation area.



View from public highway

7.00 Validation of Planning Applications

7.01 Local List

1	Affordable Housing Statement	N/A
2	Air Quality	N/A
3	Biodiversity	See separate Protected Species Survey Checklist
4	Community Infrastructure Levy	N/A – development with less than 100m ² floor area
5	Drainage Assessment	N/A – not a major application
6	European Sites Avoidance & Mitigation Checklist	N/A – no new overnight accommodation created
7	Flood Risk Assessment	Contained within this statement.
8	Heritage Statement	Contained within this statement.
9	Land Contamination	N/A
10	Landscaping Details	N/A – development with less than 1000m ² floor area.
11	Lighting Assessment	N/A – Existing retained.
12	Marketing Statement	N/A
13	Noise Impact Assessment	N/A
14	Parking Provision	N/A – No change made.
15	Planning Obligations/S106	See separate CILs information questions responses
16	Playing Fields, Sporting Facilities & Open Space Assessment	N/A
17	Sustainability Statement	N/A – development with less than 500m ² floor area
18	Town Centre Uses/Sequential Assessment	N/A
19	Transport Assessment	N/A
20	Travel Plan	N/A
21	Tree survey/Arboricultural Implications	N/A – No trees are affected by the proposal.
22	Utilities Assessment	N/A
23	Ventilation/Extraction Details	N/A

24	Viability Statement	N/A
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7.02	Drawings		
	2001.001	Existing G nd Floor Plan	Scale 1:100
	2001.002	Existing Roof Plans	Scale 1:100
	2001.005	Existing Elevations	Scale 1:100
	2001.006	Existing Elevations	Scale 1:100
	2001.007	Existing Section A-A	Scale 1:50
	2001.008	Existing Section B-B	Scale 1:50
	2001.009	Existing Section C-C	Scale 1:50
	2001.010	Existing Location & Site Plan	Scale 1:2500 & 1:500
	2001.100	Proposed Site Plan	Scale 1:500
	2001.101	Proposed G nd Floor Plan	Scale 1:100
	2001.102	Proposed Roof Plans	Scale 1:100
	2001.105	Proposed Elevations	Scale 1:100
	2001.106	Proposed Elevations	Scale 1:100
	2001.107	Proposed Section A-A	Scale 1:50
	2001.108	Proposed Section B-B	Scale 1:50
	2001.109	Proposed Section C-C	Scale 1:50

7.03 **Application Form & Certificate**
 Completed online.

7.04 **Planning Application Fee**
 The fee applicable to this application in the sum of £206 has been paid.

8.00

Summary

8.01

The porch extension appears to comply with the criteria for permitted development because:

- It would have a ground area (measured externally) of less than 3 square metres.
- It would be no higher than 3 metres above ground level measured from surrounding ground levels.
- It would be more than 2 metres away from the boundary of the property that faces the highway or other public right of way.



View of property from the North

8.02

The proposed solar panels should also be permitted development, as none are fixed to a wall facing a highway or other public right of way, which is the only restriction in a conservation area.

8.03

This application should be permitted because:-

- It is consistent with local and national planning policy.
- It has no significant impact on the appearance and character of the area.
- It has no adverse impact on the amenity of neighbouring properties.
- It helps the environment by reducing the carbon footprint of the property.

