
Site Address: 40 Bridgefoot Path, Emsworth, PO10 7EB
Proposal: Demolition of existing conservatory, erection of single storey rear extension and proposed loft conversion to include 3No. skylights.
Application No: APP/20/00496 Expiry Date: 19/08/2020
Applicant: Mr and Mrs Bond
Agent: Mr Bessant Case Officer: Selina Donophy
JB Architecture
Ward: Emsworth
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, end of terrace dwellinghouse located on the east side of Bridgefoot Path, fronting the mill pond. This property is constructed of white painted blockwork with a tiled, pitched roof. Towards the front is a boundary wall with steps leading towards the entrance and a small front garden area. The site is within the Emsworth Conservation Area and Chichester Harbour Area of Outstanding Natural Beauty.

There is some on road parking space adjacent to the mill pond. The property backs on to the South Street car park.

This site is adjacent to Flood Zone 3 .

Due to coronavirus it was not possible to undertake a site visit , therefore this application has been decided with the aid of photographs supplied by the applicant.

2 Planning History

97/51923/000 - Conservation Area Consent for the demolition of single storey rear extension (re trospective), PERM,20/11/1997
APP/17/00619 - Installation of external stairlift from front path to front door., WD,18/07/2017

3 Proposal

Demolition of existing conservatory, erection of single storey rear extension and proposed loft conversion to include 3No. skylights.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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)
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, and these 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 visual horizontal aspect of the new window openings.
- any and all roof lights / skylights / ridge-lights / roof lantern 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

The proposal would have a localised impact on the character and appearance of the building and the immediate surrounds. The proposal would have a visual impact on the AONB, but this is minimal.

Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

The proposal is unlikely to have any significant impact or effect on the AONB in terms of landscape character or in relation to wildlife conservation and protection.

A copy of the Chichester Harbour Conservancy AONB Unit Planning Assessment Report is attached to this consultation response for your information and for open transparency public view

Conservation Officer

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 proposed works would be located at the rear of the property and not be highly visible from the public realm of the conservation area. Furthermore, the replacement extension would result in an enhancement of the property and the materials are considered to be appropriate for use in the local 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

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: 10/07/2020

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) Appropriateness of design and impact on the character of the conservation area
- (iii) Impact on the Chichester Harbour AONB
- (iv) 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

7.3 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.

7.4 This proposal comprises an extension to the rear of the property following the demolition of the existing conservatory. It also includes a loft conversion with additional roof light windows and a side facing casement window. The extension would have a

total depth from the rear elevation wall of approximately 4.2 metres, height of 3 metres and width of 3.4 metres resulting in a reduced footprint than is existing , although with an increase in height. The extension would have a flat roof with a raised lantern rooflight and would be constructed from blockwork to match existing. It would include wrap around bifolding doors to the corner. This would be sited towards the rear of the property and would not be readily visible from the public realm - materials are judged to be in keeping with the existing property and the scale modest within the context of the site.

7.5 Two velux rooflights are proposed to the front elevation roof slope and one to the rear. There are other examples of roof lights in the immediate vicinity and these are not judged to be harmful to the character of the conservation area.

7.6 The Council's Conservation Officer has been consulted in relation to this proposal and has stated that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area. The proposal is also judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019) in both design and use of materials.

7.7 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 Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact on the Chichester Harbour AONB

7.8 The site is located within the Chichester Harbour AONB. The Chichester Harbour Conservancy have been consulted in regard to this application and have upheld no objection to the proposal, stating the visual impact on the AONB to be minimal.

(iv) Effect on neighbouring properties

7.9 To the north of the application site is the adjoining property, no 39 Bridgefoot Path. This has a smaller extended element towards the rear which is set back behind the existing conservatory at no 40 and has doors sited on the rear elevation leading out into the garden. Although there would be an increase in height of approximately 0.8 metres, any impact this may have is judged to be mitigated by the reduction in depth by a similar amount, therefore there is not judged to be any significant impact on this property as a result of this proposal.

7.10 To the south of the application site is no 41 Bridgefoot Path. This property has some windows on the side elevation facing towards the proposal site. A casement window is proposed to the side elevation although this would replace an existing window and door . There are also two windows proposed to the side elevation, one at first floor level serving a bathroom and one at second floor level serving a bedroom. The second floor window would be set fairly far forward, and the bathroom window would be obscure glazed , therefore these windows are not judged to have any harmful impact upon privacy at no 41.

7.11 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 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/20/00496 subject to the following conditions:

- 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 and block plans PL.352.20.01 A
Proposed floor plans PL.352.20.03 A
Proposed elevations PL.352.20.04 A
Tinted glass and obscure glazing agreement email received 22.07.2020
Reason: - To ensure provision of a satisfactory development.
- 3 The rooflights proposed to the east and west roof slopes as well as the first and second floor windows proposed to the south elevation as shown on approved plan number PL.352.20.04 A, shall be fitted with tinted and non-reflective glass and be maintained at all times thereafter unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area, to mitigate the impact of glazing viewed from Chichester Harbour Area of Outstanding Natural Beauty and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Emsworth Neighbourhood Plan policies D1 and D2, Chichester Harbour Area of Outstanding Natural Beauty Joint SPD 2017 and the National Planning Policy Framework.
- 4 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.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension/loft conversion hereby permitted the bathroom window in the first floor on the side elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.