

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

I have no objection to this application – no trees will be affected by the proposal.

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
- any and all roof lights / skylights on the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

Given the application sites setting, the proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB) in terms of character or in relation to wildlife conservation and protection.

Conservation Officer

Proposal:

Listed building consent is being applied for internal alterations and refurbishment of the property including the replacement of bifold doors and the incorporation of 2no. frosted roof

lights and the erection of a greenhouse.

More specifically, the proposal includes the following elements:

Replacement of timber bifold doors on existing modern extension to aluminium doors.

Modern flooring to be replaced with similar style (wood)

New shelving and storage

Existing opening in the middle of kitchen to be enlarged and existing doors removed

Alterations to layout in modern extension area

Two new roof lights in the existing pitched roof (GF) on north facing elevation.

New stud wall and door at FF to create new landing area.
Alterations to layout at FF level.
New we in garage
New timber frame greenhouse to be located in garden next to western boundary wall

Assessment of proposal

The proposed green house would be constructed of timber, using reclaimed bricks for the base. It is proposed to be a mono pitch roof style, attached to the boundary wall, which is a style well suited for a large Georgian property. Subject to suitable materials being used, this would be acceptable.

The proposed internal works relating to the layout are considered to have a negligible impact on the harm to the significance of the building. The reason being that several alterations to the building have already taken place such as the removal of original flooring, the opening of the rear wall to connect into the rear extension, installation of stud walls at first floor level and therefore no historic fabric would be lost.

The proposal for 2no. roof light windows in the north elevation is acceptable subject to the use of appropriate conservation roof style widows. A condition for this is suggested (see below).

Conclusion

Overall, the proposals are considered to have a negligible impact on the significance of the historic asset and are in accordance with national and local planning policy relating to heritage assets. I am therefore supportive of the applications subject to the following conditions:

1. No work shall commence until new external door details have been provided. Such information to comprise: - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter

Reason: In order to safeguard the building's special architectural and historic interest.

2. Material samples relating to the hereby approved external greenhouse (including the base brick) to be provided and agreed in writing by the local planning authority.

Reason: In order to safeguard the building's special architectural and historic interest.

3. No work shall commence until manufacturers details of the proposed rooflights, including details of how they sit within the roof, have been submitted and approved in writing by the local planning authority. All work shall be carried out in accordance with such approval.

Reason: To protect the character of the listed building.

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: 16

Number of site notices: 1

Statutory advertisement: 06/12/2019

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/AONB
- (iii) Effect on neighbouring properties
- (iv) Impact on trees

(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. The property is a Grade 11 Listed Building (subject to a separate application for Listed Building Consent Ref: APP/19/01159). The building is also located within Emsworth Conservation Area. The impacts on the Listed building itself are considered in the LBC application.

The Council has a statutory duty under the planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is the Emsworth Conservation Area, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation. The current proposals primarily affect the Emsworth Conservation Area and its setting. Any decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying all the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities.

(ii) Impact on the character and appearance of the conservation area/AONB

- 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 of internal alterations, the replacement of bi-fold doors and the addition of 2 frosted roof lights and a greenhouse. The bi-fold doors would be situated on the Southern elevation of the property and would replace the existing timber doors with aluminium and the roof lights would be in frosted conservation style, located on the Northern elevation serving the ground floor ensuite bathroom. The greenhouse would be located adjacent to the Western boundary wall and would have a lean to style roof, constructed of a timber frame with glass panelling as well as reclaimed brick to match the existing garden wall.
- 7.5 The council's conservation officer has visited the site and has stated that a conservatory of this style is well suited to a large Georgian property such as this. The roof lights proposed are also deemed to be acceptable on the condition that a conservation style roof light is to be used and subject to further details being provided. The works would not be visible from the public realm as they are proposed to the rear of the property, which is situated in a fairly large plot, where the proposed works would remain modest in terms of visual impact. Comments from the Chichester Harbour Conservancy also highlight that this proposal would have a minimal impact upon the appearance of the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The Conditions recommended by the Conservation Officer will be imposed on the application for Listed Building Consent.
- 7.6 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) Effect on neighbouring properties

- 7.7 This property is located on the West side of Tower Street and is situated to the South of the neighbouring property, No 3 Tower Street. The two roof lights proposed to the Northern elevation would face towards this property, however they would serve the ground floor level, located steeply on the roof slope and hence are not deemed to impact neighbour amenity in terms of overlooking. The other proposed changes are not considered to have any adverse impact upon the surrounding properties.
- 7.8 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.

(iv) Impact on trees

- 7.9 The council's arboricultural officer has been consulted in regards to this application and has deemed that no trees would be impacted by this proposal.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character and appearance of the area and would preserve/enhance the Conservation Area. The impact on the Listed Building is considered acceptable (see LBC application) and neighbour impacts are limited and acceptable. It 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/19/01158 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:

19123-01 existing plans, location and block plan
19123-03 proposed ground floor plan and South elevation
19123-04 proposed first floor and garage plans
19123-05 proposed greenhouse
Design and access statement November 2019
Heritage Statement November 2019

Reason: - To ensure provision of a satisfactory development.

- 3 No works hereby permitted shall not commence until new external door details have been provided. Such information to comprise : - 1:20 plan, section and elevations shown in context with the opening within it is set. Details of finishes and the method of opening to be provided. The details shall be submitted to and approved in writing by the local planning authority and thereafter carried out in full accordance with such approval and be retained thereafter.

Reason : In order to safeguard the building's special architectural and historic interest having due regard to policy CS11 of the HBLP (Core Strategy) 2011, policy DM20 of the HBLP (Allocations) 2014 and the National Planning Policy.

- 4 The greenhouse hereby permitted shall not commence unless and until material samples relating to the external greenhouse (including the base brick) have been submitted to and agreed in writing by the local planning authority. The development shall therefore be carried out in accordance with the approved details.

Reason: In order to safeguard the building's special architectural and historic interest having due regard to policy CS11 of the HBLP (Core Strategy) 2011, policy DM20 of the HBLP (Allocations) 2014 and the National Planning Policy Framework.

- 5 No work shall commence until manufacturers details of the proposed rooflights, including details of how they sit within the roof , have been submitted and approved in writing by the local planning authority. All work shall be carried out in accordance with such approval.

Reason: To protect the character of the listed building having due regard to policy CS11 of the BHLP (Core Strategy) 2011, policy DM20 of the HBLP (Allocations) 2014 and the National Planning Policy.