
Site Address: 7 Bridgefoot Path, Emsworth, PO10 7EA
Proposal: Removal and replacement of first floor bay window (west elevation).
Application No: APP/20/00300 Expiry Date: 09/06/2020
Applicant: Mrs Condon
Agent: Mr Bayne Case Officer: Selina Donophy
Alan Bayne Associates
Ward: Emsworth
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is located in Bridgefoot Path in Emsworth, fronting onto the Mill Pond and is included within the boundary of the Emsworth Conservation Area. The site comprises a three-storey, semi-detached dwelling of brick and tile construction. The pair of properties have a fairly modern design in comparison to the other terrace properties along this stretch of Bridgefoot Path and as such, are fairly prominent in the streetscene, although they are set further back in the high street.

2 Planning History

APP/20/00291 - Replacement of windows to full height windows and Juliet balustrade to rear elevation; installation of lead clad cheeks to dormer and lead or similar flat roof dressing to flash from the sill to the eaves tiles., Current Application

3 Proposal

Removal and replacement of first floor bay window (west elevation).

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty Joint SPD 2017

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

The Conservancy recommends the following suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- for glazed surfaces, the use of coated surface glass that is non-reflective to mitigate external reflective glare which might also assist with keeping heat in and radiation out for the respective seasonal changes.
- 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)
- 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 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.

Conservation Officer

The site is located in Bridgefoot Path in Emsworth, fronting onto the Mill Pond and is included within the boundary of the Emsworth Conservation Area. The site comprises a three-storey, semi-detached dwelling of brick and tile construction. The pair of properties have a fairly modern design in comparison to the other terrace properties along this stretch of Bridgefoot Path and as such, are fairly prominent in the streetscene, although they are set further back in the high street.

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 proposed works relate to the replacement of the bay window on the first floor, front elevation. The replacement window would comprise a wooden frame with glazed panels. 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 as it would be a like for like replacement. 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

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: 6

Number of site notices: 1

Statutory advertisement: 24/04/2020

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 conservation area
- (iii) Impact on 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. The site is also within Emsworth Conservation Area and Chichester Harbour AONB and the impacts on these designated areas are considered below.

(ii) Appropriateness of design and impact on 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.

This proposal comprises the replacement of the first floor bay window to the front elevation, facing west over the Mill Pond. The window would be formed of a wooden frame with double glazed glass panels. It would not be increased in size nor altered in its position. Although this would be visible from the public realm this would be a like for like replacement. The Council's Conservation Officer has been consulted in regards to the proposal and has judged it to preserve and enhance the character and appearance of the Emsworth Conservation Area. The proposal is also judged to be consistent with Policies D1 and D2 of the Emsworth Neighbourhood Plan (2019) in design and use of materials.

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 Chichester Harbour AONB

7.4 Chichester Harbour Conservancy have confirmed that: 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.

(iv) Effect on neighbouring properties

7.5 This proposal is not considered to have any significant impact upon the amenity of neighbouring properties with the west elevation overlooking the Mill pond..

- 7.6 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, the Character and Appearance of the Conservation Area or the AONB and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **DEGRANT PERMISSION** for application APP/20/00300 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:
Block plan received 15.04.2020
Location plan received 15.04.2020
901/ EL1 Rev A Existing and proposed front (west) elevation
901/A/EX/ Rev A Existing and proposed first floor plan
Design Access and heritage statement Ref 901/A/DA/Front received 15.04.2020
Email received on the 30.04.2020 confirming window details
Confirmation Email stating the glazing to be installed will be non-reflective - Received 21.05.2020
Reason: - To ensure provision of a satisfactory development.
- 3 The glazed surfaces on the proposed west elevation replacement windows as shown on approved plan number 901/ EL1 Rev 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.