
Site Address: 37 King Street, Emsworth, PO10 7AX
Proposal: Change of material of rear single storey roof from grey slate to zinc.
Application No: APP/20/00240 Expiry Date: 13/05/2020
Applicant: Mr Morley
Agent: Mr T Davies Case Officer: Denise Sheath
Helyer Design Architects
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

37 King Street, Emsworth, is a two storey detached dwelling the property of a traditional design, located on the corner of Kings Street and Stanley Road. There is an existing single storey rear extension which has a slate tiled roof. The dwelling is located within the Emsworth Conservation Area and Area of Outstanding Natural Beauty.

2 Planning History

APP/14/00990 - Refurbishment work consisting of insertion of 2 pairs of French patio doors to rear; installation of 3No. roof lights to rear; 1No. first floor side window and relocation of 1No. ground floor side window; redecoration of external render; removal of existing front porch; replacement of front door; removal of fence and hedge to rear boundary and replacement with wall to match existing. PERM, 19/11/2014

3 Proposal

Change of material of rear single storey roof from grey slate to zinc.

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)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_C3 (Public Realm Design)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Thank you for consulting The Chichester Harbour Conservancy concerning the above planning submission. The Conservancy is a non-statutory consultee.

The landscape of Chichester Harbour was recognised as nationally important when it was designated as an Area of Outstanding Natural Beauty (AONB) in 1964, through the National Parks and Access to the Countryside Act of 1949. The Conservancy was established by the Chichester Harbour Conservancy Act of 1971. The purposes of the Conservancy are the responsibility for navigation and the conservation of nature. The Countryside and Rights of Way Act of 2000 formally established the Conservancy as the Joint Advisory Committee for the AONB, with the purpose to conserve and enhance the natural beauty of the landscape.

In its role in managing the Chichester Harbour Area of Outstanding Natural Beauty (AONB), The Conservancy has considered the submitted proposal against the Conservancy's planning guidance and principles - including The Chichester Harbour Management Plan (2019-2024), The Chichester Harbour Planning Principles (Management Plan version April 2019), The Chichester Harbour AONB Landscape Character Assessment (CBA update 2019), and The Chichester Harbour AONB Joint SPD (May 2017), adopted by both Chichester District Council and Havant Borough Council.

Under the Chichester Harbour Conservancy officer fully delegated decision process, the Local Planning Authority (LPA) is hereby advised that the Conservancy makes the following comment in relation to the above application.

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
- 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 for a change in the roof material for the single storey rear extension due to the shallow roof pitch angle 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.

Should you require any further clarification with regards to this recommendation please contact the CHC AONB Planning Unit.

The delay in this consultation assessment and response to the LPA has been brought about due to the current limitations in the normal operational role and working practice of the CHC resulting from the coronavirus Covid-19 restrictions imposed for a safe workplace environment.

It is noted that as of 23 April 2020 (the date of this dispatch) the LPA web site still shows this proposal as still pending a decision.

Conservation Officer

The site is located in Kings Street in Emsworth Town Centre and within the Emsworth Conservation Area. It comprises a detached, two -storey dwelling of a traditional design, located on the corner of Kings Street and Stanley Road. There is an existing single storey rear extension which has a slate tiled roof.

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 slate roof on the single storey rear extension with zinc.

With regards to the impact on the designated heritage asset, that being the conservation area in this case, it is considered that the impact would be negligible. The material is apparent in the local vernacular and is considered to be suitable for use on this style of property. Furthermore, views of the single storey extension are not possible from the wider streetscene of Kings Street so any visual impact is limited.

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: 7

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 20/03/2020

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 area
- (iii) The effect on the Area of Outstanding Natural Beauty
- (iv) The effect on the Conservation Area
- (v) 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 area

- 7.3 The proposal is to change the roof material on the existing rear extension from grey slate to grey zinc, the proposal would not be visible from the frontage of King Street but would be visible from the public realm to the east along Stanley Road, the change of material would not have any adverse impact upon the character of the area and would therefore be acceptable
- 7.4 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) The effect on the Area of Outstanding Natural Beauty

- 7.5 The property falls within the Area of Outstanding Natural Beauty therefore Chichester Harbour Conservancy were consulted as part of the application and have no objection to the proposal, they have recommended that the material to be used is to be agreed prior to construction and that blinds are used in any rear windows facing the harbour as part of the Dark Skies Policy. The applicant has confirmed that the Velux rooflights in the roof of the extension are existing and are already fitted with integral blinds to reduce light spillage. The material to be used in the external appearance of the roof has been submitted by email on 02 May 2020 and complies with the Chichester Harbour Area of Outstanding Natural Beauty Supplementary document, therefore the proposal would not have any adverse effect on the Area of Outstanding Natural Beauty.

(iv) The effect on the Conservation Area

- 7.6 The Conservation Officer was consulted as part of the application as the property falls within the Emsworth Conservation Area, the conservation Officer states 'The material is apparent in the local vernacular and is considered to be suitable for use on this style of property. Furthermore, views of the single storey extension are not possible from the wider streetscene of Kings Street so any visual impact is limited. Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area. '

(v) Effect on neighbouring properties

- 7.7 The change to the material to the existing rear extension would not have any more of an impact than the existing roof material, therefore the impact upon any neighbouring properties would be acceptable.
- 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.

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/20/00240 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:

Application Form - Received 18 March 2020
Design and Access Statement - Received 18 March 2020
Heritage Statement - Received 18 March 2020
Existing Location Plan, Block Plan, Existing Floor Plans and Elevations -
Drawing No. 14-099/001 - Received 18 March 2020
Proposed Location Plan, Block Plan, Proposed Floor Plans and Elevations -
Drawing No. 14-099/002 - Received 18 March 2020
Email confirming the Zinc roof material - Received 02 May 2020

Reason: - To ensure provision of a satisfactory development.

- 3 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.