
Site Address: 7 Bridgefoot Path, Emsworth, PO10 7EA
Proposal: 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.
Application No: APP/20/00291 Expiry Date: 03/06/2020
Applicant: Mrs Condon
Agent: Mr Bayne Case Officer: Selina Donophy
 Alan bayne associates
Ward: Emsworth

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 than some of the other properties fronting the road.

2 Planning History

APP/20/00300 - Removal and replacement of first floor bay window (west elevation)., Current Application

3 Proposal

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.

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 AONB Unit 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
- 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)

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 second-floor windows on the rear/east facing elevation. They comprise the replacement of the existing fenestration within the dormer

window to full height window and a Juliette balcony.

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. Given that the design of the dwelling is more modern than the neighbouring traditional terrace, the Juliette style balcony would not appear out of character. The replacement materials of lead to the dormer cheeks are considered to be appropriate. Overall it is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion - No objection

Condition:

- Material samples and / or technical details to be provided

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 posted by applicant/agent adjacent to site

Statutory advertisement: 17/04/2020

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 character and appearance of 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.

(ii) Appropriateness of design and impact on the character and appearance 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 the replacement of the existing dormer windows on the rear elevation with one window serving the bathroom and full height windows serving the bedroom accompanied by a juliet balcony as well as some minor external and internal alterations. This proposal would result in the loss of some of the tiled roof and the addition of a lead dressing between the sill and eaves level as well as lead to the dormer cheeks. The full height windows would be double glazed with wooden frames, painted in white. The juliet balcony balustrades would be formed of painted steel, also painted white and the bathroom window would be double glazed with a white painted wooden frame. The existing dormer would not be altered in scale.

The alterations are proposed to the rear of the property and therefore would not be visible from the Mill Pond to the front. The Council's Conservation Officer has been consulted in regards to this scheme and has stated that the proposal would meet the test to preserve and enhance the character and appearance of the conservation area, with the request of material samples to be supplied. 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

- 7.5 The site is located in the Chichester Harbour AONB. The 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

- 7.6 To the rear of the application site is a car parking area with No.1 Mews Cottages to the east which has two windows on the front elevation at first floor level facing towards the rear of no 7. The application property is angled slightly away from no 1, towards the north east and there is approximately 17 metres separating the properties. In this instance this proposal would not result in any additional windows as these are already existing. Although the proposal would result in an enlarged window/door opening, it is not judged that this would result in any unacceptably increased overlooking when compared to the existing position.

- 7.7 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, an acceptable impact on the Conservation Area and AONB 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/20/00291

(A) 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 08.04.2020
Location plan received 08.04.2020
901/B/EL 2 REV A Existing and proposed rear (east) elevation
901/B/EX/ REV A Existing and proposed second floor
Design and Access statement Ref: 901/B/DA/Rear received 08.04.2020
Confirmation email stating the glazing to be installed will be non-reflective - Received 21.05.2020
Confirmation of materials and finish email received 26.05.2020
Confirmation of materials and finish email received on 01.06.2020

Reason: - To ensure provision of a satisfactory development.

- 3 The glazed surfaces on the proposed east elevation of the replacement windows/door as shown on approved plan number 901/B/EL2 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.

- 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. The materials and finish for the dormer door and windows shall be white painted wood with the juliet balcony balustrade to be in steel, painted in white . The dormer cheeks to be in lead unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the area and having due regard to policy CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Emsworth Neighbourhood Plan policies D1 and D2 and the National Planning Policy Framework.