

CS17 (Concentration and Distribution of Development within the Urban Areas)
CS4 ()

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No Objection

The part of the site where the work is to take place is closed in on all sides, with little to no visibility from the public realm and limited visibility from the adjoining sitting out area to the cafe.

The Conservancy supports this application to a well-established business providing a valuable service to the vitality of the town centre within the AONB. The character and appearance of the Conservation Area would be preserved by making improvements to this building of 'local interest'.

Conservation Officer

The site is located in the High Street in Emsworth Town Centre and within the Emsworth Conservation Area. It comprises a butcher's shop and store at the ground floor level and ancillary office accommodation on the upper two floors. It is located adjacent to the Clock Tower which is used as a café and which has a front forecourt seating area, of which the side elevation of the application site, runs alongside of. The closest listed building to the site is No. 13 High Street, further north.

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 an area at the rear of the building, where there is currently an issue with water ingress. The proposal is to replace the existing rear flat roof and build up the height of the existing external wall and to relocate an external door.

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. This is due to the works being located to the rear of the building and not highly visible from the public realm. Overall it is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area. Matching materials are proposed, with a lead coping being included along the proposed parapet, all of which are supported.

Conclusion - No objection

Condition:

- Matching materials

Natural England Government Team

Natural England has no comments to make on this application.

Natural England has not assessed this application for impacts on protected species. Natural England has published [Standing Advice](#) which you can use to assess impacts on protected species or you may wish to consult your own ecology services for advice.

Natural England and the Forestry Commission have also published standing advice on [ancient woodland and veteran trees](#) which you can use to assess any impacts on ancient woodland.

For applications within the Chichester Harbour Area of Outstanding Natural Beauty (AONB) we recommend you seek the advice of the Chichester Harbour AONB Conservancy.

The lack of comment from Natural England does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not this application is consistent with national and local policies on the natural environment. Other bodies and individuals may be able to provide information and advice on the environmental value of this site and the impacts of the proposal to assist the decision making process. We advise LPAs to obtain specialist ecological or other environmental advice when determining the environmental impacts of development.

We recommend referring to our SSSI Impact Risk Zones (available on [Magic](#) and as a downloadable [dataset](#)) prior to consultation with Natural England. Further guidance on when to consult Natural England on planning and development proposals is available on gov.uk at <https://www.gov.uk/guidance/local-planning-authorities-get-environmental-advice>

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: 9

Number of site notices: 1

Statutory advertisement: 24/01/2020

Number of representations received: 0

Comment	Officer Comment
None 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) Impact upon the Conservation Area and AONB
- (iii) Impact upon neighbouring amenity

(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. Since the site lies within a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving or enhancing the character and appearance of that area.

7.3 The proposed works involve the refurbishment of the existing single storey outbuildings, including making good external walls and increasing their height with a lead covered parapet feature, with new lean-to-style slight sloping roof above, with 2 mechanical vents for chillers below. The side external door would also be re-sited and replaced. Because the roof appears to be attached to the gable end of the adjacent property, Certificate B has been used with Notice having been served on number 15.

(ii) Impact upon Conservation Area and AONB

7.4 The proposed alterations are to the rear and would result in a significant tidy up of this area with a more uniform visual appearance. It is proposed to render the walls to match the host building. The use of a lead covered parapet would help to screen the roof and vents behind and introduce a traditional, appropriate material to the Conservation Area. Overall, whilst this rear area is largely out of sight from the public domain, there would nevertheless be a visual improvement to this side/rear area, benefiting the visual appearance of the area and outlook from the cafe seating.

7.5 In terms of preserving or enhancing the character of the Conservation Area it is considered that the development would enhance the appearance of the Conservation Area and character of the wider AONB. The proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12, CS16 and DM20 of the HBLP (Core strategy).

(iii) Impact upon neighbouring amenity

7.6 The proposal would not have any adverse impact on any neighbours, the outlook over the roof from any surrounding windows would be improved.

8 Conclusion

8.1 The proposed development is considered acceptable, enhancing the character and appearance of the Conservation Area in accordance with Section 72 and Policies CS11 and DM20. It is therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00029 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:

Planning & Conservation Statement by Hazel Butler Architects Doc ref 08-19-PS-A-104 dated 04/01/2020

Location and Block Plan Drawing Number 08-19-DR-A-100

Proposed Site Plan Drawing Number 08-19-DR-A-101

Proposed Ground floor Plan Drawing Number 08-19-DR-A-201

Proposed Roof Plan Drawing Number 08-19-DR-A-202

Proposed Elevations Drawing Number 08-19-DR-A-203

3D Views of Proposed Flat Roof Drawing Number 08-19-DR-A-204

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 Conservation Area and area and having due regard to policies CS11, CS16 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.