

Recommendation: **GRANT PERMISSION**

APP/19/00567 - Single storey extensions with alterations to existing dwelling;
installation of flue on north elevation., PERM,25/09/2019

3 **Proposal**

Single storey extensions with alterations to existing dwelling. Revisions to APP/19/00567 including fenestration changes, re-profile of porch roof and re-siting of flue.

The proposal seeks revisions to the recently approved scheme under APP/19/00567. The overall height and profile of the main forward gable that was sensitive to the neighbours outlook has not altered from that previously negotiated. The changes relate to: an enlargement of the porch on the north elevation with associated alteration of its roof from pitched to flat; the re-siting of a flue from the north elevation to the south; various window changes including reduction in size of a roof lantern, change from window to French doors on the west elevation and change to door/window position in the east elevation serving the kitchen; and the insertion of some low doors in the north elevation serving a low storage room. Materials remain as previously agreed.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
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: Not applicable.

Conservation Area: Emsworth

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

I have no objection to the proposal however a tree protection plan should be submitted as per the Tree Protection Statement supplied with the application.

Officer Comment:

This was not a requirement under APP/19/00567 when Arb raised no objection to the proposal. It would be unreasonable to now request this information, especially considering the proposed works affect the front and side rather than the rear where the trees are located.

Chichester Harbour Conservancy

No Objection

The increase in size and scale of the building is fairly modest within this built-up area and would not breach the adopted guidance on size increase set down in part 12 of the

Chichester Harbour AONB Joint SPD (2017) in terms of footprint coverage or silhouette area of the building. Given its setting the proposal is considered not to be unduly prominent to be detrimental to the appearance of the AONB.

Suggested considerations:

1. schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
2. any significant new areas of glazing at ground floor or above on the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)
3. 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.
4. 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)

Officer comment re suggested considerations:

1. materials - agree
- 2 & 4. internal screen blinds - given that this is an urban area with a street light directly outside site, then do not consider this to be necessary or enforceable
3. non reflective glazing - long distance views of gable glazing will be possible from water, even above wall, so agree

Conservation Officer

Background

No. 45 Bath Road is a detached, chalet style bungalow property that is located within the Emsworth Conservation Area. This section of Bath Road is predominantly made up of interwar housing, which varies widely in design. They are included within the conservation boundary due to their position facing onto the Mill Pond.

No. 45 is more unusual in that it features an enclosed front garden area, instead of an open frontage and driveway like the neighbouring properties. The garden is enclosed by an attractive 1.8m high (approx.) flint wall with brick detailing. This is identified in the most recent Conservation Area Appraisal as an attractive feature within the area, worthy of retention.

Approval was granted under APP/19/00567 for:

- Single storey extensions with alterations to existing dwelling; installation of flue on north elevation.

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.

Proposal

Single storey extensions with alterations to existing dwelling. Revisions to APP/19/00567 including fenestration changes, re-profile of porch roof and re-siting of flue.

Assessment

The proposed changes mainly relate to fenestration, with a minor change to porch roof and resiting of the flue. Overall the changes are considered to be relatively small in scale

and will not significantly affect the modernisation of the property approved under APP/19/00567.

Overall it is considered that the proposal would accord with the relevant national and local planning policy in that it would preserve and enhance the character and appearance of the conservation area.

To conclude the use of good quality materials will be key to the successful integration of these proposals. As such the following conditions should be attached to any permission given.

- Material samples to be submitted

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: 4

Number of site notices: Not applicable.

Statutory advertisement: 27/12/2019

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 streetscene and Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Flood risk issues
- (v) Highways and parking

- (i) Principle of development

The application site is situated within the built up area of Emsworth where further development is considered acceptable subject to the usual development control criteria. The location of the site within Emsworth Conservation Area requires greater care in the consideration of the details to comply with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the character and appearance of the area. The principle of the bulk and profile of the main forward extension has been approved under APP/19/00567 and provides the fallback position for the determination this revised application which seeks permission for some alterations to that scheme as detailed above.

(ii) Impact upon the streetscene and Conservation Area

The application dwelling sits to the western edge of the Emsworth Conservation Area; this part of the Conservation Area is defined by the early 20th Century and inter-war housing that surround the Town Mill Pond. The Emsworth Conservation Area appraisal defines the western side of the Town Mill Pond where the application is located as “suburban in character and thus very different to the overall 18th Century character of the rest of the Conservation Area to the east. Although of modest design the appearance of these houses is enhanced by the waterside location. They are nonetheless, in their own way, complimentary to the Mill Pond, providing an uncomplicated backdrop”.

Most properties on this western side of Bath Road have open frontages but the application site features an old flint boundary wall with brick detailing. This is identified within the Conservation Area Appraisal as an attractive feature, worthy of retention. This revised proposal continues to retain the original flint wall and proposes the loss of just a small section to the side of more recent red brick infill, to enable the forward projection of the northern gable. This marginal loss would not be visible from the wider Conservation Area or visually significant in street scene terms, and would continue to preserve the overall appearance of the flint boundary wall.

From the streetscene the only discernible difference in this revised proposal would be the re-siting of the flue; all other alterations are to the rear of the property or beneath overhanging canopies. It is considered that the proposal would continue to represent a positive contribution to the visual appearance of the street scene and Conservation Area. Accordingly the proposal is considered to preserve the character of the Conservation Area and be compliant with policies CS11, CS16 and DM8 of the Havant Borough Core Strategy 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014.

(iii) Effect on neighbouring properties

The previous application was sensitive in terms of impact on the outlook from the neighbouring property and attracted objections. As a result the previous plans were amended to achieve a bulk and mass with materials that was found to be acceptable. This application does not alter these previous controversial aspects of the development and retains the height and profile as previously permitted.

The key aspect that is now varied, namely the porch, is set back and seen against the backdrop of the main dwelling. Therefore its enlargement with flat roof would not adversely impact the outlook from the neighbouring property. The re-siting of the flue would arguably improve the impact on the neighbours by placing it further away on the other side of the intervening extension. The insertion of the low level doors would be visible but would not be harmful to the outlook and amenity of the neighbours. It is noted that no representations have been received in connection with this revised application.

Overall the revised proposal is considered appropriate to the design of the host building and would not appear overbearing or result in a significant loss of outlook and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Flood risk issues

The eastern edge of the site ie part of the front garden and driveway, are within Flood Zones 2 and 3, though the existing house itself is outside any flood zone. The proposed forward extension of the northern wing would just impinge on the flood zone, largely where an open verandah is proposed. Part of the submission is to increase the internal floor area of this wing by 650mm. This wing currently comprises 2 bedrooms and in the proposal would become a living room and external verandah. Overall the risk to life would be improved from the change of room function and with the increased floor area. As a 'minor development' according to the National Planning Practice Guidance (NPPG), then the proposal is considered unlikely to cause any increase in flood risk to occupiers.

(v) Highways and parking

There is no change to the access arrangements proposed. The existing dwelling has 5 bedrooms and after the proposed remodelling works the property would only have 3 bedrooms. Accordingly the existing side drive is considered sufficient to continue providing adequate on site parking for the development.

8 Conclusion

The scale, siting and design of the revised extensions and remodelling are considered to have limited and acceptable impact on the neighbours and would preserve the character of Conservation Area, 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/19/01215

(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:

Heritage, Design & Access Statement by TSBP dated 16th December 2019

Location and Block Plan Drawing number 0583-01.001.02

Proposed Site and Ground Floor Plans Drawing number 0583-01.004.06

Proposed First Floor and Roof Plan Drawing number 0583-01.005.05

Proposed Elevations Drawing number 0583-01.007.06

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above

ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The glazing within the hereby approved gable end serving the lounge, shall be fitted with coated surface glass that is non-reflective. Thereafter the non reflective glazing shall be retained in perpetuity.

Reason: To minimise reflective glare from the wider AONB views, having regard to policies CS11 and CS16 of the Havant Borough (Core Strategy) 2011, the Chichester Harbour AONB Joint SPD, May 2017 and the National Planning Policy Framework.