

Recommendation: **GRANT PERMISSION**

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

- DM20 (Historic Assets)
- AL1 (Presumption in Favour of Sustainable Development)
- AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Should the LPA be mindful to grant planning permission, the Conservancy suggests that the following stipulations are applied: - 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. - any and all roof lights of the building should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies) The proposal is not considered to be unduly prominent, given its setting, to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

Conservation Officer, Development Control

No objection

The single storey side extension to an existing rear building is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant.

No objection subject to the following condition:

- 1) Materials to match.

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

Statutory advertisement: 29/03/2019

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) 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 proposed extension would be only 1.9m high and set within a narrow-enclosed space to the rear garden of the dwelling. The extension would read as a minor extension to the existing single storey pre-1948 rear extension and would have very limited wider visibility; the proposed rooflight to the existing rear extension would also have very limited wider visibility. In light of these factors, it is considered that the design would be an appropriate subservient addition to the dwelling and would therefore be acceptable in regard to its design.

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) Impact on Heritage Assets

7.5 Section 72 of the Planning (Listed Buildings and Conservation Area) Act 1990 states “In the exercise, with respect to any buildings or other land in a conservation area...special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area”.

7.6 It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework at paragraph 190 sets out that the local planning authority should identify and assess the particular significance of any heritage asset. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

7.7 Paragraphs 193-197 sets out the framework for decision making in planning applications relating to heritage assets and this application takes account of the relevant considerations in these paragraphs.

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

7.8 *Protects and where appropriate enhances the borough’s statutory and non statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.*

7.9 Policy CP16 (1a) of the Core Strategy states: *Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site.*

7.10 Policy DM20 of the Allocations Plan states that development proposals must conserve and enhance the historic assets of Havant.

Impact on setting of the Conservation Area and AONB

The Council's Conservation Officer assessed the proposal and expressed no objection to the development and this was reiterated by the Chichester Conservancy which considered the impact the proposal would have on the AONB. The single storey side extension to the existing rear extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension would continue the roof slope of the existing rear extension to form a form a catslide roof that would appear as a subservient addition to the existing built form. The extension would not overwhelm the rear of the property which in any regard makes a limited contribution to the character of the Conservation Area and AONB due to its limited wider visibility. External facing materials would match existing and this would be conditioned.

The proposal by reason of its design, siting, scale, massing, layout would be acceptable, would contribute and respond to the local context and maintain the character of the Emsworth Conservation Area and the Chichester AONB. The proposal accords with Policy CS11, CS12, CS16 and DM20 of the Havant Local Plan and Chapter 16 of the National Planning Policy Framework.

(iii) Effect on neighbouring properties

- 7.11 The side extension to the pre-1948 rear extension would be only visible to the property to the west, no. 31 King Street. The extension would not be attached to the rear elevation of the two storey of the dwelling enabling the creation of a small courtyard area of approximately 2.3m. The extension would have an eaves height of 1.9m nearest to the boundary and this would be just 0.23m higher than the existing boundary wall which would be rebuilt at the same height. This boundary wall currently has a trellis attached which takes the total height to 1.9m and so in effect the eaves height of the proposed extension would be no higher. The extension would directly face the kitchen window of no. 31 and be separated from it by approximately 1m. This separation distance combined with an eaves height of just 1.9m would mean the extension would not impact on the 45 degree overshadowing zone when assessed against the proposed elevational plan, Drg No. 1804 and would not create an overbearing effect beyond that which currently exists. A single rooflight would be added to the roof of the extension and one would also be added to the sloping roof of the existing single storey extended element but their high-level position would ensure no overlooking would occur of the adjacent property.
- 7.12 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, 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 no undue impact on the character of the wider area, the Emsworth Conservation Area or neighbouring amenity, 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/19/00292 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:
Location and Block Plan Drg No. 1804/0000 REV P1, Ground Floor Plans - Existing and Proposed Drg No. 1804/1100 REV P1; Elevations & Section Proposed, 1804/2000 REV P1
Reason: - To ensure provision of a satisfactory development.
- 3 The external facing materials to be used shall match in type, colour and texture those on the existing building. The window and door frames shall match the proposed materials as stated on the received application form.
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 2018.