

CHICHESTER HARBOUR
AREA OF OUTSTANDING NATURAL BEAUTY
PLANNING ASSESSMENT REPORT

Chichester
Harbour
Conservancy

CHC AONB Unit : Planning Assessment Report (partial delegated process)
for consideration by the Planning Committee : Planning Committee 15 July 2019 www.conservancy.co.uk

45, Bath Road, Emsworth, Hampshire

APP/19/00567

Proposal for side extension incorporating mezzanine floor, alterations to existing dwelling including installation of flue on north elevation

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.
- 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)

Assessment -

There is no relevant or recent planning history available for this site.

The site lies within the built-up area of the town and lies within the Emsworth Conservation Area. The application site is a detached bungalow to the west side of Bath Road. It is set-back by approx. 12m from the front boundary which is defined by a 1.8m high stone wall with a brick coping top. That said, the front elevation of the property overlooks the western side of The Millpond, due to a gentle rise and slope in the land of the site. There are properties to the north (a two-storey detached house) and the south (a wide frontage chalet type bungalow with a gable end facing the front) with similar positions within their plots and slightly raised gardens (both open and unfenced) to their front boundary with Bath Road. The area has a mix of residential properties.

The existing property is a bungalow with accommodation within the roof (a single ground floor building with one-and-a-half storey parts). The building has a U-shaped floor plan with the upper floor accommodation within the bottom / linking part of the U-shape. This part faces west and to the rear garden of the plot. The property has five bedrooms (one in the upper floor element) as well as a sunroom (facing west). The kitchen and lounge face east towards the public highway, Bath Road. Visually the single storey elements are white painted and facing brick elevations, the upper storey element comprises of facing brick and is set back within the site. The roof is of plain tiles.

The proposal seeks to add a new enlarged entrance porch to the north facing elevation and to rebuild on a similar footprint the northern wing of the U-shaped building, but with an increased roof height. The new wing would house at ground floor level a guest bedroom / study and a new lounge, replacing the two bedrooms currently occupying this area. Internally within the retained building the kitchen / diner / lounge would be reconfigured with the removal of the kitchen wing to form an open sided veranda covered seating area. The west facing sunroom would become a snug.

At first floor level within the roof space, the west facing bedroom would remain. A new first floor element over the rebuilt northern wing would have a mezzanine area above the proposed



Chichester Harbour Conservancy
The Harbour Office,
Itchenor, Chichester, West Sussex PO20 7AW
T: 01243 512301 E: info@conservancy.co.uk

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study / guest bedroom, the remaining area would be a vaulted roof, an open void to the roof serving the ground floor accommodation. The new higher northern wing roof would have an internal, south facing rooflight to the proposed mezzanine floor and a new chimney flue (serving the new lounge proposed) through the external facing north roof slope.

The elevation to the east would therefore have a visually two-storey gable to the northern wing facing east to Bath Road. This would have recessed end elevation behind an enclosed veranda (approx. 2m set back) and would be glazed with an off-centre window arrangement from the ground to the gable apex point. Additional glazing would be introduced to the retained main part of the bungalow between the two projecting gable end wings, and the southern wing would have a gable roof over an open veranda with the kitchen area recessed by approx. 4.6m behind this area.

The increase in size and scale of the building is fairly modest within this built-up area of the town, 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.

The proposal would create a visually more prominent appearance to the property, with increased glazing at ground and first floor level but set back approx. 10m from the frontage to the public highway. The property would retain the west facing rear private garden amenity area.

Given its setting, the proposal is not considered to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

Site visited 04-07-2019 LPA request reply 15 July 2019 Comment prepared 04-07-2019
LPA Planning Case Officer : Tina Pickup
Chichester Harbour AONB : David Rothery – Principal Planning Officer

This comment and recommendation is made having regard to the Policy framework:

CHMP – NEW Chichester Harbour Management Plan (2019-2024)

CHAONBPP's Chichester Harbour AONB Planning Principles (adopted 17.10.16 and management plan revised version 28.01.2019)

SPG/SPD – Chichester Harbour AONB Joint SPD (2017)

Havant Borough Design Guide (2011)

Emsworth Conservation Area CACA & Management Plan

Emsworth Design Statement

Draft Emsworth Neighbourhood Plan (2018)

HBLP – Havant Borough Local Plan (2011/2014)

HBLPA – Havant Borough Local Plan Allocations DPD (December 2013)

NPPF – National Planning Policy Framework (Revised 2018)

NPPG – National Planning Practice Guidance (2014)

