

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

No objection

I made a site visit 24.7.19, viewing the site from front and back. Having regard to the Policy framework, due to the position of the property and proposed location of these works within this part of Emsworth Conservation Area, these adjustments would be highly visible in the wider AONB landscape, especially from Slipper Pond public footpath across the Dolphin Quay creek.

The Conservancy did make a holding objection to APP/16/00429 & APP/18/00351, when this lighter coloured cladding was proposed there. Those objections were not given weight by the Council which approved those applications.

At least the applicant has chosen a more muted colour here.

The infill extension at first floor facing the street is of no consequence to the Conservancy.

Conservation Officer

54 King Street is located at the southern end of King Street in the Emsworth Conservation Area and comprises a three-storey, mid terrace property. The terrace is formed of five dwellings arranged in a staggered pattern. Each dwelling was originally built with either green peg tile cladding but No's 52, 56 and No. 1 Marina Close have updated these materials to cladding.

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 proposal is to infill the existing front balcony in line with the existing building frontage to form an extended kitchen, reclad the existing green scalloped tile hung areas to Cedral Click Cladding front and rear and replace the existing first floor UPvc kitchen windows with a new UPVc window. The cladding would be 'Eternit Cedral Click Smooth C03'.

It is considered the changes to materials would update the look of the property and weather/Cedral boarding is considered to be a characteristic of several properties in the conservation area which are close to the harbour. King Street has a particularly mixed style anyway. The small infill extension to the front elevation has also been undertaken by other properties in the terrace and will not harm the character of the terrace. Furthermore, the lightweight design of the balcony and design of the doors appears in keeping with this property and in my view will not unbalance the rear

elevation.

It is therefore considered that the proposals will preserve the character of the conservation area.

Environment Agency

No comments received.

Planning Officer comment: These works are not of a nature which would result in impact that would be relevant to the Environment Agency remit.

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: 6

Number of site notices: 1

Statutory advertisement: 02/08/2019

Number of representations received: 0

Comment	Officer Comment
No representations received.	N/A

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
- (iii) Effect on the conservation area / AONB
- (iv) Effect on neighbouring properties
- (v) Flood issues

(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

7.3 The proposal is to infill the front balcony, extending the internal kitchen area, replacement front window, install a new first floor front window, the front and rear of the dwelling will also be reclad. The rear balcony will remain as existing. The proposals will be visible from the public realm, although it is considered the alterations will upgrade and enhance the external appearance of the property. It is noted similar changes have been carried out to other properties within the immediate vicinity.

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) Effect on the conservation area / AONB

- 7.4 The Conservation Officer and the Harbour Conservancy have not objected to the proposals. The proposal results in limited changes to the appearance of the dwelling and these changes would not be dissimilar to others carried out in the immediate vicinity. The proposals would also result in an enhancement to the appearance of the dwelling. It is therefore considered that the proposals preserve and enhance the Conservation Area and not result in harm to the AONB.

(iv) Effect on neighbouring properties

- 7.5 The proposal would install a new window and remove a door and a balcony facing the road. This is not considered to give rise to amenity loss, since no additional opportunities for overlooking or privacy loss would be given rise to. The impact of the proposals would be negligible.

(v) Flood issues

- 7.6 The site is within Flood Zone 3, however the proposed development is to infill the existing front first floor balcony together with front and rear fenestration alterations, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood.
- 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 proposals would have limited and acceptable impact visually and on neighbours, the Conservation Area, the AONB and the proposals are therefore considered to be appropriate and in accord with policies and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00665 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:
Existing Front & Rear Elevations - Drawing no.086
Proposed Front & Rear Elevations -Drawing no.085 Revision 02
Existing & Proposed First Floor plans - Drawing no.087 Revision 01
Site Location Plan - Received 03.07.19
Site Plan - Received 03.07.19
Cedral Brochure - Received with Application
Application Form - Received with Application
Applicants Email, Material Detail - Dated 09.09.19
Reason: - To ensure provision of a satisfactory development.
- 3 The external cladding material to be used shall be Eternit Cedral Click Smooth C03 Grey Brown as specified on the submitted forms unless otherwise first agreed in writing by the Local Planning Authority.
Reason: In the interests of the amenities of the area and to protect the character and appearance of the Conservation Area and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) July 2014 and the National Planning Policy Framework.