
Site Address:	Old School House, 5 School Lane, Emsworth, PO10 7ED		
Proposal:	Removal of existing Chimney.		
Application No:	APP/18/00629	Expiry Date:	13/08/2018
Applicant:	Mr Porrier		
Agent:	Mr Forder	Case Officer:	Karen Wooden
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi-detached, single storey dwelling, located on the corner of School Lane and Bridgefoot Path, fronting the Mill pond. The property lies within the Emsworth Conservation Area, within an area of outstanding natural beauty and whilst it is not identified as a locally listed building, its prominent location is a distinct feature in the local townscape.
- 1.2 The application site was formally an Old School House prior to being converted to a dwelling and comprises elevations of white painted render with a tiled pitched roof. The southern elevation of the dwelling remains tile hung.
- 1.3 The area is primarily residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a varying age, style and design.

2 Planning History

97/62433/000 - 1 non illuminated wall mounted information board to west elevation, REF,11/06/1997
03/62433/001 - To fell a Cypress tree and crown reduce a Pittosporum by 30% within the Emsworth Conservation Area., RNO,25/07/2003
08/62433/002 - Notification of intention to prune and crown reduce by 30% a Pittosporum tree within Emsworth Conservation Area., RNO,28/07/2008
APP/13/00757 - Reduce 1No. Pittosporum by 2m overall within Conservation Area of Emsworth., RNO,05/09/2013
APP/17/00593 - Alteration of loft space to provide living accommodation., PERM,09/08/2017
APP/18/00054 - 2No. roof lights to North elevation (inside courtyard). , PERM,10/05/2018
APP/18/00711 - Installation of Velux rooflight to north elevation., DEL,

3 Proposal

This application seeks approval for the removal of the existing Chimney.

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)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy
Objection

This building is located within a prominent location and collectively contributes to the character of the old town and is of local interest. The removal of the chimney would undermine the historic fabric of the building as viewed from the water and land alike undermining the intrinsic value of this part of the AONB and the Conservation Area.

The loss of the chimney is contrary to the intent of the Conservation Area and at odds with the character and quality of the Conservation Area, diminishes the landscape and undermines the special qualities of the AONB

Conservation Officer, Development Control
No Objection

The chimney in question is a poor-quality addition on the building as it is not in keeping with the character or context of the building. I also noted from my visit that it was not in a particularly good state of repair. Therefore, its removal is not contested. It is therefore considered that these works do not cause any harm to the character of the conservation area and as such are considered acceptable.

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: At least one site notice exists - check the number.

Statutory advertisement: 29/06/2018

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) Effect on the character of the Conservation Area

The Old School House, School Lane is on a corner plot between Bridgefoot Path and School Lane, with the frontage overlooking the Mill Pond, therefore in a prominent position within the Emsworth Conservation Area. The chimney which is the subject of this application is therefore highly visible within the public domain. Chimneys form an important part of the townscape within conservation areas and therefore the removal of such a feature must be carefully considered.

In this instance it is noted that the chimney is sited to the rear of the roof slope and relatively obscured from view when travelling in a southerly direction. The chimney projects more than 1m above the existing ridge line which is higher than other chimneys found within the locality. The properties found within Bridgefoot Path are diverse in terms of age and style, with many benefitting from extensions and alterations. This is most prevalent when assessing the site from Bath Road, to the west of the Mill Pond, whereby the full character of Bridgefoot Path can be clearly examined. Unlike most properties within close proximity, the application site was a single storey dwelling, however an application has been approved (APP/17/00593), and works are underway to add living accommodation into the roofspace. The approved plans included the addition of a velux window and two dormer windows to the front elevation. These alterations will result in a change to the existing character however the design was deemed to be sympathetic to the character and would conserve the character of the Conservation Area.

Concerns have been raised by Chichester Harbour Conservancy with regard to the impact that the removal of the chimney would have on the character of the Conservation Area, however the Conservation Officer has carried out a site visit and noted that the chimney the subject of this application was a poor quality addition in a relatively poor state of repair.

The above has been considered and it is deemed that, on balance, the removal of the chimney in this particular instance would not cause irreparable harm to the character of the Conservation Area

8 Conclusion

- 8.1 It is considered that the removal of the chimney would not be harmful in the wider AONB landscape, and would conserve the character and setting of the Conservation Area

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00629 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 statement - received 18.06.18

Proposed plans - 17047-03 (rev b)

Existing plans - 17047-02 (rev b)

Reason: - To ensure provision of a satisfactory development.