
Site Address:	Grey Havens, 9 Western Parade, Emsworth, PO10 7HS		
Proposal:	Demolition of existing dwelling and construction of a replacement 1No. 3 bed detached dwelling, including balcony to front elevation, flue to western elevation, existing garage refurbishment with render cladding.		
Application No:	APP/18/00448	Expiry Date:	03/07/2018
Applicant:	Ms Prentice		
Agent:	Miss Wyant	Case Officer:	Tina Pickup
	PDP Architecture llp		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on Western Parade, which is an unadopted track and footpath between Beach Road and Kings Road, fronting the foreshore. The site therefore abuts Chichester Harbour AONB which is also the SPA, SSSI and Ramsar site. The site lies within Flood Zone 1.

The site relates to a detached 1960's style dwelling that presents to Western Parade as a two storey dwelling but has a skewed roof with long sloping rear roofslope that appears as a bungalow with single storey eaves line and dormer in the roof. It is constructed of buff brick with some white infill panels with brown tiled roof. There is a single storey detached long garage/outbuilding on the western boundary set back behind the rear elevation. The site is flat, the frontage largely grassed with tarmaced side drive; the rear is also grassed with mature shrubs and a mix of old fencing on the boundaries.

The surrounding area is characterised by substantial detached dwellings, set in spacious plots with regular spacings. The property immediately to the east is a recent contemporay replacement dwelling with standing seam off set roof, and a mix of render and red brick, with large glazed balcony to the south elevation. To the west is an older style hipped roof chalet bungalow - but it has a detached two storey pitched roof outbuilding that is set behind and on the shared boundary with the application site - but set further forward than the application detached garage. To the rear are the gardens of the properties in Warblington Road, and from within these properties it is possible to glimpse the sea in the spacings between the Western Parade dwellings.

Long distance views of the site from Chichester Harbour show the existing dwelling sitting comfortably within the linear pattern of development along the foreshore with appropriately muted roof that blends with the background, though the white panels on the front elevation are more visually prominent.

2 Planning History

91/55947/000 - Replacement garage, PERM,27/03/1991

3 Proposal

Demolition of existing dwelling and construction of a replacement 1No. 3 bed detached dwelling, including balcony to front elevation, flue to western elevation, existing garage refurbishment with render cladding.

During the course of determining this application negotiations have taken place over the precise colour of the grey cladding; and amended plans have been submitted removing an external spiral staircase from the rear elevation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Joint Chichester Harbour AONB SPD 2017

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)
CS21	(Developer Requirements)
DM13	(Car and Cycle Parking on Residential Development)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Chichester Harbour Management Plan, 2014-2019

Chichester Harbour Planning Principles, Version 1.1, 2017

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

On Original details:

Southern Water Public Foul sewer runs across the back of the site and may well be within 3m of development. Consult SWS

Please indicate location of solid waste storage bin and compliance with Approved Document H6

Notional boundary distance unknown on East Elevation glazing from ground and first floor windows might be excessive depending on this distance

Ground floor Bedrooms 1 & 2 are inner rooms MOE to comply with Approved Document B re windows

On Amended details:

Location of bin store acceptable provided bins moved to front of property on days of collection

Glazing on eastern elevation can be fire rated within a suitable half hour frame and be fixed shut so as to comply with AD B requirements

Bedrooms 1 & 2 are inner rooms as no door separates first floor habitable accommodation and these rooms. As they have confirmed means of escape windows will be provided this is acceptable

Chichester Harbour Conservancy

On Original Submission: Object

Having regard to the Policy framework* below and a site visit made 13.6.18, The Conservancy has concerns about the colour of the proposed cladding.

The agent's argument that other similar lighter finished dwellings are close by is not itself a justification for adding more into the landscape and the directly immediate setting of the AONB. The Planning system should be about betterment.

The applicant was advised at pre-application stage by The Conservancy that light coloured cladding would not be supported, notwithstanding the existing white UPVc cladding of the existing house.

Similarly advice about the use and amount of glazing in the facade has not been heeded. Notwithstanding the arguments made by the agent on page 7 of the Design and Access Statement, the comment on page 14 that the design approach of the Joint CHAONBB SPD has been followed is not accepted. The relative massing and silhouette would at least reduced by some 13% on my calculation.

The 56% increase in footprint can be tolerated on a plot of this size, spatial separation to neighbours would be roughly the same across the plot and the architecture and roof profile of the new would be better than that of the old.

However, choice of light CO3 pale grey cedar boarding and amounts of glazing relative to the totality of the south (Harbour) elevation do not sit comfortably next to the AONB

On Interim design: Objection

Having recently spoken with a glass manufacturer, I am not convinced there is such a thing as anti glare glass, so remain concerned about the total amount of glazing, including the glass balustrade to the balcony. It is possible to backward raked metal post and wire balustrading which has satisfied Building Control Officers. Two examples of this are the clubhouse at Hayling Island Sailing Club and also Dell Quall Sailing Club. I still invite the applicant to check out those solutions, which prevent/deter children climbing up them and keep people safely on the balcony/terrace they are standing on. Such a solution also allows visibility through and the views of the Harbour the applicant desires, whilst having a more nautical appearance too.

I note from the elevational comparisons that glazing would comprise 25.9 sq.m (41.5%) of the Harbour elevation, compared to 21.2 sq.m (just under 23.8%), which is a significant increase. The suggested gable apex (metal) bracing in dark grey does help somewhat and if the council is minded to approved, I request that this feature is powder-coated prior to installation, fixed in place before the house is first occupied and then retained at all times thereafter. The design and access statement claims that the apex glazing give views of the Harbour, but in reality it is the panes of glass below that which provide that, so still query the need for the apex glazing.

Still prefer C15 (Dark Grey)

Chichester Harbour Conservancy

On Final Plans: No Objection, subject to

- implementation with the specified amended building materials and elevational treatment notified to the Conservancy by Havant Borough Council in its letter dated 20 July 2018;

- That the gable apex (metal) bracing in dark grey be powder-coated prior to installation, fixed in place before the house is first occupied and then retained at all times thereafter.

Thank you for advising me of the agent's amended plans, although the Conservancy is disappointed that the applicant has not followed the suggested alternative balcony balustrade treatment.

Having recently spoken with a glass manufacturer, I am still not convinced there is such a thing as anti-glare glass.

The alternative solution suggested by the Conservancy also allows visibility through and the views of the Harbour the applicant desires, whilst having a more nautical appearance too. If the applicant should change their mind (perhaps when coming to review the cost of balustrade glazing), the Conservancy would be supportive of that alternative approach.

The suggested gable apex (metal) bracing in dark grey does help reduce the impact of glazing and if the council is minded to approve, I request that this feature is powder-coated prior to installation, fixed in place before the house is first occupied and then retained at all times thereafter.

Having regard to the Policy framework* below and a site visit made 13.6.18, The Conservancy is now supportive of the darker Cembrit Plan CP 040 Granite Grey boarding.

Community Infrastructure, Planning Policy & Urban Design

Not CIL Liable if development area less than existing. May need to pay Solent Disturbance Mitigation Strategy Payment if there is a net increase in bedrooms.

Crime Prevention

None received

Southern Water

On Original submission:

Public foul sewer crosses the site and exact position must be determined by applicant before layout finalised; construction within 3m of this public foul sewer will not be permitted - it may be possible to divert. The 225mm sewer requires 3m easement with no new tree planting within 3m; no new soakaways within 5m; all infrastructure protected during construction - request a condition attached.

If any sewer found an investigation will be necessary;

Formal application for connection to public sewerage system is required

Council's Building Control should comment on adequacy of soakaways for surface water disposal

On Additional detail:

Further information re position of sewers and proximity of dwelling is accepted in principle; the evidence in the drainage survey must be submitted during the discharge of the requested condition stage.

Highways Engineer

None received

Public Spaces

None received

Waste Services Manager

No concerns

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: Not applicable.

Number of representations received: 7 letters from 6 addresses supporting proposal

Comment	Officer Comment
<u>Support comments:</u>	Noted - see comments in section 7
Superior design and layout than existing ugly building	
design pleasing, in keeping and does not stand out	
Like slate roof and pale render with white render - combination in keeping with neighbourhood and would harmonise with neighbours and harbour environment	
No objection to the spiral staircase at the back of the property BUT would feel more private if the door were half solid / half obscure glass.	
Understand CHC have requested dark grey cladding in lieu of light grey - but dark would be alien to environment of Western Parade and side streets; light grey more in keeping with light open aspect; enough dark gloom in winter without dark grey building aswell	
Prefer light grey - dark grey not in keeping and would retain heat	
Support improvements and light colours - blend with neighbourhood	
Darker colour like a battleship - support pale grey	

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 and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highways and parking
- (v) Flood risk & Sewer Line
- (vi) Habitats Regulations and Appropriate Assessment
- (vii) CIL

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The principle of a one for one replacement dwelling is acceptable.

(ii) Appropriateness of design and impact on the character and appearance of the area

7.3 Being a foreshore property the site is highly visible from the Chichester Harbour AONB and in a prominent public position. The existing 1960's frontage is relatively boxy with square silhouette. The proposed replacement would match the same ridge height but re-orientate the roof with two south facing gables. This profile would break up the southern facade creating greater skyline and minimising bulk when viewed from the south (& north). The lower eaves line at the sides relates better to the adjacent two dwellings and reduces the silhouette, creating more space about the property.

7.4 The footprint of the proposed dwelling is to be re-sited further east within the plot and reduced in size. The two storey mass is therefore moved slightly further east but there is still a separation to the contemporary style dwelling at No 8 due to No 8's single story lean to style side garage. This pattern is repeated in the proposal with a lean to style boat cover proposed for the western side. Therefore the slight re-positioning is considered appropriate and retains sufficient separation and visual gaps between properties to reflect the character of the area.

7.5 The long distance views of the proposal and its colour and extent of glazing have been controversial and subject to negotiation. Chichester Harbour Conservancy objected to the original proposed light grey cladding (Marley Cedral CO5), use of white for fascias and extent of glazing, as well as the glazed balcony, being of the view that the resultant dwelling would become overly light and reflective, being more visually prominent from the long distance views. CHC suggested a dark grey cladding (Marley Cedral C15) but following the submission of samples of the colours the suggested dark grey was considered unnecessarily dark and would be dominant in close up street scene terms. Instead a compromise of a mid grey has been negotiated, by a different manufacturer (Cembrit Plank 040 Granite Grey). The fascias and windows have also been agreed to be a dark grey colour, with a brise-soleil added in front of the glazing in the gable - overall it is now considered that the south elevation will be appropriately muted with the glazing in shadow created by the dark brise-soleil, and the finished dwelling would blend with the backdrop and not be overly visually prominent. The balcony has been

retained as glass but the applicant states that it would be fitted with non-reflective glass, the details of which can be conditioned.

- 7.6 The proposal would result in a contemporary replacement dwelling, which would blend with the wider area that is quite mixed with a variety of house styles and materials. The proposed style is considered appropriate to the foreshore setting and the negotiated materials now considered an appropriate mid grey to suit both the street scene and long distance views. Overall the design and appearance of the proposal is deemed appropriate in context of the surrounding area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

7.7 The front garden area is very public and in contrast the rear gardens of the properties in Western Parade retain a high degree of privacy. As originally submitted an external staircase was proposed from the first floor kitchen to a covered dining area/patio and it was considered that this would be well used and the activity of the stairwell likely to lead to direct overlooking and disturbance of neighbouring gardens. This invasion to the private rear areas was considered unacceptable and amended plans submitted removing the external staircase and instead proposing an opening door with obscure glazed Juliette balcony. Such an opening is normally permitted development in an existing dwelling and considered would reduce the perception of being overlooked to an acceptable degree. A neighbour has requested that the opening door be solid but this is beyond control.

7.8 The proposed first floor side windows are either obscure glazed bathroom windows, a high level dining window with one clear window serving the master bedroom. This would be sited adjacent the single storey lean to roof of No 8 where there are no first floor windows above. There is unlikely to be any adverse impact from the side windows. The back-to-back separation distance to the properties in Warblington Road is some 50m which is well in excess of the recommended minimum of 20m in the Borough Design Guide. Whilst the change in roof profile and re-siting will alter the gaps between dwellings which give views of the sea from the rear properties, overall the first floor site coverage is similar with changed profile compensating for the changed siting. The material harm to the outlook from these rear properties is considered to be marginal.

- 7.9 The existing garage is to remain in its external form, but be subdivided internally to create a studio with the insertion of patio doors facing into the garden. It would also be rendered over. This would have no new impact on the neighbours to the west. The covered boat wash area to the west is set back for the rear half of the depth of the dwelling and has an eaves height of 3.5m. This would largely sit alongside the outbuilding of No 10 and with open sides would not be overly dominant or oppressive to these neighbours. Overall it is considered that the footprint respects the linear siting and provides an acceptable relationship with the adjoining properties. Consequently, it is considered that the proposal is unlikely to 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).

(iv) Highways and parking

7.10 Two on site parking spaces are shown, in addition to the covered boat store/wash and the site has a drive capable of accommodating further vehicles. As a 3 bed dwelling the parking proposed meets the requirements of the Parking SPD. Access is via the unmade single width track, but as a proposal for a replacement dwelling the scheme does not alter the access arrangements which continue to be acceptable.

(v) Flood risk & Sewer Line

7.11 The site falls within Flood Zone 1 and as such the replacement dwelling is not considered a vulnerable development. It is however adjoining the tidal harbour and overtopping at high tides is a maximum event risk - to mitigate any flooding the proposed finished floor level would be set at 0.5m above ground level. It has also been noted that a sewer runs through the rear garden. A survey has been undertaken revealing that it is located 2.2m from the rear of the existing dwelling. The proposed dwelling is smaller and re-sited, giving the required 3m clearance from the sewer and as such it is unlikely that a diversion will be required. This needs to be confirmed with Southern Water via a condition.

(vi) Habitats Regulations and Appropriate Assessment

7.12 The site lies within 5.6km of Chichester and Langstone Harbour, which is designated a Special Protection Area for over-wintering birds, and hence an Appropriate Assessment is required to consider the potential impacts on a Habitats Site. The existing dwelling has 3 bedrooms and so does the proposed replacement and hence with no net gain in bedrooms there would be no additional disturbance on the SPA from future occupiers. As such there is no SRMP contribution due as there is no additional disturbance to mitigate against.

7.13 However the site is located immediately adjacent the foreshore and SPA and as such consideration must also be made to the potential impacts from any construction related disturbance. As a small scale self build project for a single dwelling the impacts are unlikely to be significant. However to ensure no adverse impacts occur during the key over-wintering period then it is recommended that mitigation conditions securing restrictions on construction noise are imposed.

(vii) CIL

7.14 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. However the replacement dwelling has a smaller internal floorspace than the existing and since there is no net gain in floorspace then the development has a zero CIL liability.

8 Conclusion

8.1 The replacement dwelling, in the mid grey cladding with dark fascias and brise-soleil, is considered to sit comfortably on the plot and within the streetscene, and be an appropriate muted colour to not be overly intrusive from long distance harbour views. In respect to the visual impact, the proposed dwelling, whilst of contemporary design, relates well to its context and is considered acceptable. The scale, siting and design of the proposal would have limited and acceptable impact on the surrounding area and neighbours and is therefore considered to be appropriate and recommended for approval, with appropriate conditions to protect the adjacent Habitats site.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00448

(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:

Location Plan Drawing No 28053 PD-098 rev A
Topographical Survey Drawing No 28053 PD-100
Proposed Site Plan Drawing No 28053 PD-101 rev B
Proposed Floor Plans Drawing No 28053 PD-102 rev A
Proposed Elevations Drawing No 28053 PD-103 rev A
Existing and Proposed Street Scenes Drawing No 28063 PD-104 rev A
Existing and proposed Site Sections Drawing No 28063 PD-107
Proposed Garage Refurbishment Drawing No 28053 PD-106
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used for the hereby approved dwelling shall be strictly as indicated on the hereby approved plans. Any variation to this shall first be agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of Chichester Harbour AONB 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 Notwithstanding condition 3, no above ground construction works shall take place until samples and / or a full specification of the balcony materials to be used have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the glazing details, which should be non-reflective, and colour and material of the post and rails. 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 having due regard to Chichester Harbour AONB and policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 Prior to the commencement of development the precise location of the public sewer that crosses the site shall be surveyed and confirmed. The survey details, together with the measures to be undertaken to protect the public sewer shall be submitted to the Local Planning Authority, in consultation with Southern Water, and approved in writing before commencement of development.

Reason: To protect the public sewer that crosses the site having due regard to policies and proposals CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor at the foreshore) shall be undertaken on site within the bird over wintering period, from 1st October to 31st March inclusive.

Reason: To protect the habitats of the adjacent SPA, SSSI and Ramsar in accordance with the Habitats Regulations, National Planning Policy Framework, and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.

- 8 The hereby approved brise-soleil bracing for the gable apex shall be powder-coated in RAL 7031 prior to installation, and fixed in place before the house is first occupied and then retained at all times in that colour and condition thereafter.

Reason: In the interests of the amenities of Chichester Harbour AONB and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.