
Site Address:	34A South Street, Emsworth, PO10 7EH		
Proposal:	Proposed new windows to the side elevation.		
Application No:	APP/18/00236	Expiry Date:	24/04/2018
Applicant:	Mr Raley		
Agent:	Ms Butler	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a three storey terraced property with part of the first floor extending over the access leading to properties in Orange Row to the rear and is located in a row of five properties in Emsworth Conservation Area. It has a red tiled pitched roof with flat roofed dormers to the front and elevations of white painted render with the main access via Orange Row. The site is situated in the south of the conservation area in Emsworth Town Centre.
- 1.2 The adjoining neighbouring property to the south is a three storey terraced property, the property to the north is a three storey terraced house of a similar age, style and design, there is a detached building used as a cafe opposite and the access and parking area to properties in Orange Row are to the rear. The area is of medium density with a mixture of two and three storey detached, semi-detached and terraced residential and commercial properties of similar and individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the installation of two new windows to the southern elevation.

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

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

No response received.

Conservation Officer, Development Control

Principal Conservation Officer - No Objection

34a South Street Road is a non-listed building that is located within the Emsworth Conservation Area. The property is one of a pair of symmetrical semi-detached dwellings.

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 proposed windows to the side elevation appear to be of a size and design that would preserve the character of the conservation area and the dwelling itself. The window set further towards the front elevation would match the existing window above in size and style and as such would balance this part of the elevation. The high-level window set further to the rear of the site is relatively small in scale and unobtrusive. It is not considered that it would harm the character of the conservation area.

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: Not applicable.

Statutory advertisement: 23/03/2018

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) Principle of development
- (ii) Appropriateness of design
- (iii) Effect on conservation 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

- 7.3 The proposed new windows are located on the southern elevation of the property adjacent to the access for Orange Row and would be partially visible from the public realm. They are of a modest size and would match the existing windows at the property.

- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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 conservation area

- 7.5 The property is an unlisted building in Emsworth Conservation Area and the proposal is for the provision of a new ground floor window and new first floor window in the southern (side) elevation of the property. Whilst the proposal would be visible from the public realm, the works are considered to be relatively modest and it is therefore deemed any impact on the Conservation Area would be minimal. The Council's Principal Conservation Officer raised no objection to the scheme and is of the view that the proposal is of a scale that would conserve the character and setting of the conservation area.

(iii) Effect on neighbouring properties

- 7.7 Whilst the new first floor window is modest in size, there are windows in the northern elevation of the property at number 36 South Street and it is considered there could be potential overlooking and loss of privacy to the neighbouring windows and the rear amenity area of this property. A condition is therefore recommended for this window to be obscure glazed. It is deemed the new ground floor window would have a minimal impact on the neighbouring property.

- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing and with an appropriate condition 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 proposal would have limited and acceptable impact on the neighbours 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/18/00236 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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the proposed window in the first floor on the south facing elevation serving the office shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The permission granted relates solely to the provision of two new side windows to the southern elevation only and does not relate to the provision of the dormer window shown on the submitted drawings.
Reason: For the avoidance of doubt and in the interests of the amenity and character of Emsworth Conservation Area, and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 01-HJB-XX-00-DR-A-100 Location and site plan
Drg no. 01-HJB-XX-00-DR-A-101 Existing floor and roof plans
Drg no. 01-HJB-XX-00-DR-A-102 Existing elevation plans
Drg no. 01-HJB-XX-00-DR-A-103 Proposed floor and roof plans
Drg no. 01-HJB-XX-00-DR-A-104 Proposed elevation plans

Reason: - To ensure provision of a satisfactory development.