
Site Address:	15 King Street, Emsworth, PO10 7AX		
Proposal:	Extension of habitable space into existing workshop area with installation of roof lights and other minor alterations.		
Application No:	APP/18/00798	Expiry Date:	04/10/2018
Applicant:	Mr Morley		
Agent:	Mr Helyer Davies Architects	Case Officer:	Rachel Ballam
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a Grade II Listed two-storey detached house dating from the early 19th century. The property has a symmetrical appearance to the front and a catslide roof to the rear which has been altered with the addition of some modern dormers with uPVC windows. It is constructed with blue header walls with red flush dressings, brick dentil eaves and a clay tile roof. Windows to the front of the property are of white painted timber construction of a sliding sash design. To the rear the property has a modern single storey extension finished in brick, dark timber cladding and concrete roof tiles. An historic well is situated to the immediate south of the main house within the rear curtilage, covered over by a patio. The property is immediately fronted by the road and is located within the Emsworth Conservation Area, close to the town centre, and within the Chichester Harbour AONB.

2 Planning History

99/57060/000 - Notification of intention to fell a Cedar tree in the rear garden of 15 King Street within Emsworth Conservation Area, RNO, 22/04/1999

APP/18/00037 - Single storey rear and side extension., WD, 14/03/2018

APP/18/00038 - Listed Building Consent for single storey rear and side extension., WD, 14/03/2018

APP/18/00799 - Listed Building Consent for extension of habitable space into existing workshop area with installation of roof lights and other minor alterations, DEL,

3 Proposal

- 3.1 The application proposes the conversion of the existing single storey rear extension, currently in use as a workshop, to habitable space, namely an open plan kitchen, dining and living area and separate utility room. Part of the extension would be retained as a garage. Alterations to the main house are also proposed.
- 3.2 Internal alterations within the extension would include the removal of an existing wall and the erection of new partition walls. Externally the existing windows to the east elevation and part of the wall itself would be replaced with two bi-folding door units and 6 no. conservation style roof lights would be inserted. The existing concrete roof tiles would be replaced with clay tiles to match the main house.

- 3.3 Within the southern elevation of the main house an existing window and part of the wall would be replaced with a bi-fold door unit. The internal space would be modified from a kitchen, as it is presently, to a living area. The existing uPVC windows would be replaced with aluminium units and the dormer cheeks, currently tile-hung, re-clad in vertical timber boarding.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No Objection

The Conservancy suggests that the following stipulations are applied:

- schedule of materials to be as indicated on the submitted application forms
- all roof lights should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times (dark skies policies)

Conservation Officer

None received

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: 7

Number of site notices: Not applicable.

Statutory advertisement: 24/08/2018

Number of representations received: 0

Comment	Officer Comment
None received	

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 of the area
- (iii) Effect on neighbouring properties
- (iv) Impact upon Heritage Assets and AONB

(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 and impact on the character of the area

7.3 The external alterations proposed, including the replacement of three ground floor windows with bi-fold doors, 6 new roof lights to the single storey projection, replacement of the existing uPVC windows with aluminium units of similar proportions and scale, and re-cladding of the dormers, would not have a significant negative impact upon the character or appearance of the listed host property. In particular the replacement of the first and second floor windows, dormer cladding and roof tiles, subject to high quality finish and design to be secured by condition, would represent an improvement to the aesthetic quality of the property as visible from the rear.

7.5 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 neighbouring properties

7.6 The replacement windows at first and second floor level would remain similar to the existing windows in their positions, proportions and scale and as such would have no additional impact upon neighbour amenity relative to the existing fenestration. The proposed roof lights would not result in overlooking of neighbouring properties or curtilage. The development is therefore considered to be acceptable with regard to residential amenity. It is also noted no objections were made with regards to the proposal.

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.

(iii) Impact upon Heritage Assets and AONB

- 7.8 The Grade II Listed application property is situated within the Emsworth Conservation Area and within the Chichester Harbour AONB. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed building or their setting or any features of special architectural or historic interest which they possess whilst Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") required local planning authorities to pay special attention to the desirability or preserving or enhancing the character or appearance of that area.
- 7.9 The submitted scheme responds sensitively to the comprehensive pre-application advice from the Council's Conservation Officer such as to conserve and enhance the character and special qualities of the listed building. Notably, as per the suggestion of the Conservation Officer, the historic fabric to be removed from the existing building would be preserved by way of incorporating it into a feature wall elsewhere within the building. The majority of the works would consist of aesthetic improvements to the more modern elements to the rear of the building whilst the attractive historic frontage would be unaffected by the development.
- 7.10 The proposed works would be obscured from view from the fronting road by the bulk of the existing building and as such would not impact upon the appearance or character of the Conservation Area as visible from within the public realm. Notwithstanding this, when considered in the round the proposed works would not represent a negative impact upon the visual amenity of the application site and thus would conserve the appearance and special quality of the Emsworth Conservation Area and the AONB. No concerns were raised by the Harbour Conservancy in respect of the proposed scheme.
- 7.11 The proposal is therefore considered to be acceptable in respect of impact upon heritage assets and existing natural features, meeting the requirements of Policies CS11 and DM8 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and would be in accordance with relevant policies of the HBLP (Core Strategy) and HBLP (Allocations); the proposal is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00798

(A)

(B) for the following reasons/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:

17091-02 B - PROPOSED PLANS, ELEVATIONS AND SECTION, BLOCK PLAN AND LOCATION PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of the cladding to be used on the dormers, including the provision of a sample panel of the external facing material and colour to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 4 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 5 Notwithstanding any description of materials in the application no above ground construction works or alterations shall take place until samples and a full specification of the materials to be used externally on the buildings windows and rooflights have been submitted to and approved in writing by the Local Planning Authority. Such details shall include:

a) Floor, section and elevation plan to a scale of 1:20 shown in relation to the window and rooflight location including opening (depth of reveal) and method of fixing the glazing.

b) Full size glazing bar section (where appropriate).

c) Details of finishes and methods of opening and finishes.

Only the materials and details so approved shall be used, in accordance with any terms of such approval.

Reason - To ensure that the detailing is compatible with the building's architectural/historic interest and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.