

Recommendation: **GRANT PERMISSION**

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**

**Recommendation** – Holding objection, subject to investigating whether the applicant would consider changing the colour of the cladding to either CC15 (Dark Grey) or CC54 (Pewter), viewable by going to –

<https://www.marleyeternit.co.uk/Facades/Cedral/Cedral-Click.aspx>

I made a site visit 3.5.17, viewing the site from front and back. Having regard to the Policy framework\* below, 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 and have the ability to further adversely alter the character and appearance of the Emsworth Conservation Area.

The Conservancy did make a holding objection to APP/16/00429, when this lighter coloured cladding was proposed there. I do not differ from the reasoning I gave at that time –

*“..the chosen colour of the cladding would seem at odds with the darker hues of tiles and timber cladding adjacent to it”*

I see the council approved that scheme. Whilst I have no objection to the cladding per se, with timber effect boarding reflecting Emsworth’s maritime heritage, the works at 56 King Street next door only serve to show that the ‘New England’ colour aesthetic is jarring in this context.

As originally constructed, these dwellings would have had a uniform style and detailing. I see others have altered their balcony balustrading and the applicant’s choice of metal supports strung with wire is at least in keeping with the waterside setting.

Whilst the new sliding doors at first floor level would increase the amount of glazing, this would still be mitigated to a degree by the balustrade and I note an existing Dutch blind - (if to be retained and when deployed) – would mitigate the increased impact further, in what is a rather intensively developed and urban part of the harbourside.

**Officer note:** The applicant was asked if they were willing to change the colour of the cladding, however it was confirmed this was carefully considered prior to the submission of the application, taking into account the colour of the cladding permitted at 56 King Street. Consequently they wish to proceed with the Blue Grey (CC10) colour.

### **Conservation Officer, Development Control**

Principal Conservation Officer - No Objection

1 Marina Close 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 has either green peg tile cladding or cladding to the front elevation.

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 replace the tile cladding to the property with a blue grey Cedral Weatherboard produce by Marley Eternit. 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 two of the properties 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.

#### **Developer Services, Southern Water**

Southern Water would have no objections to the above proposal.

As there is a public foul sewer located within the development site, the above comment would not apply to any possible ground works that are outside the scope of the above planning application. If any ground works are proposed, the applicant shall seek Southern Water approval.

#### **Environment Agency**

We have no comments on the proposed development as submitted.

#### **Portsmouth Water Company**

The site is located outside of Groundwater Source Protection Zones for our sources and therefore from a groundwater protection perspective we have no further comments.

## **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: Not applicable.

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 the conservation area
- (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 new bi-fold doors at first floor to the rear elevation, together with new rear balcony balustrade and new cladding to the front and rear elevations. Part of the proposal 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.

- 7.4 Chichester Harbour Conservancy raised an objection regarding the colour of the proposed cladding. The applicant was asked if they were willing to change the colour of the cladding, however it was confirmed this was carefully considered prior to the submission of the application, taking into account the colour of the cladding permitted at 56 King Street. Consequently they wish to proceed with the Blue Grey (CC10) colour. Furthermore, the Principal Conservation Officer raised no objection and given the similar developments within the immediate vicinity, it would be difficult to constitute a defensible reason for refusal.

- 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 the conservation area

- 7.6 The property is an unlisted building in Emsworth Conservation Area and the proposal is for the infill of the existing front balcony and alterations to the front and rear elevations. The Council's Principal Conservation Officer raised no objection to the scheme and is of the view that the design of the proposal will be in keeping with the property and will not unbalance the rear elevation. It is therefore considered that the proposals will preserve the character of the conservation area and AONB.

(iv) Effect on neighbouring properties

- 7.7 The proposed balcony infill will have a new window which is flush with the front elevation of the application site and smaller than the existing kitchen window. It is therefore considered it will have no harmful effect on the amenities of the adjoining neighbouring properties or the properties opposite.

- 7.8 The additional alterations are to upgrade the existing front and rear elevations and rear balcony balustrade. Consequently, it is deemed any impact would be negligible.

(v) Flood issues

- 7.9 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. The agent has submitted flood risk details to confirm that appropriate flood risk measures have been considered. The Environment Agency raised no objection to the proposal.
- 7.10 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). 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/18/00351 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 be as stated under Section 11 (Materials) of the application form and drg no. 04 - Proposed elevations.  
**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 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Site and location plans  
Drg no. 01 - Existing floor plans  
Drg no. 02 - Existing elevations plan  
Drg no. 03 - Proposed floor plans  
Drg no. 04 - Proposed elevations plan  
Design and access statement  
Flood risk assessment

**Reason:** - To ensure provision of a satisfactory development.