
Site Address: 5 School Lane, Emsworth, PO10 7ED
Proposal: 2No. roof lights to North elevation (inside courtyard).
Application No: APP/18/00054 Expiry Date: 10/05/2018
Applicant: Mr Poirrier
Agent: Mr Reading Case Officer: Karen Wooden
Helyer Davies Architects Ltd
Ward: Emsworth
Site Visit Date: 04/05/2018

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

3 Proposal

Following the recent approval - APP/17/00593, this proposal seeks permission to add 2No. roof lights to the northern elevation (inside courtyard) to provide additional light to the kitchen area.

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)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received

Conservation Officer, Development Control

Principal Conservation Officer No Objection subject to condition

I consider that the principle of rooflights on this property which is in the Emsworth Conservation Area would be acceptable. However, there are no details outlining whether the rooflights will be of a conservation style or not. It is essential the rooflights are of a conservation style and as such I recommend a pre-commencement condition is attached requesting details of the rooflights are submitted.

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: 3

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

Statutory advertisement: 30/03/2018

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) Impact upon the character and appearance of the conservation area
- (iii) Impact upon residential amenity

(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.

(ii) Impact upon the character and appearance of the conservation area

7.3 The application site lies within the Emsworth Conservation Area and whilst the property

is not identified as a locally listed building, it is considered to be a distinct feature in the local townscape which makes a positive contribution to the character and appearance of the conservation area.

- 7.4 The proposed rooflights are to be attached to the northern roofslope of the property overlooking the courtyard, and therefore will not be visible from, or have an impact on the conservation area. Notwithstanding this, the Conservation officer has confirmed that the principle of rooflights on the property would be acceptable subject to the rooflights being of a conservation style. It is recommended that a condition is placed on this decision to request the submission of such details.
- 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 conserve the character and setting of the conservation area and AONB.

(iii) Impact upon residential amenity

- 7.6 The proposed rooflights will face onto the southern elevation of No. 6 School Lane. This neighbouring wall has a ground floor window, however there are no windows to the first floor and therefore the two rooflights will not result in any unacceptable overlooking or loss of light.
- 7.7 Due to the location, the rooflights will not be visible from any other neighbouring properties.
- 7.8 Consequently, it is considered that the proposal will not lead to overlooking and would conserve the setting of the conservation area, 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. In addition the proposal would conserve the character and setting of the conservation area and AONB.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00054 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:

Amended design and access statement - received 03.04.18

Existing plans - 17047-20

Proposed plans - 17047-21

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.

- 4 Notwithstanding any description of materials in the application the rooflights are not to be installed until a full specification of the materials to be used has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. 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 and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.