
Site Address:	4 King Street, Emsworth, PO10 7AZ		
Proposal:	Single storey rear extension.		
Application No:	APP/17/00592	Expiry Date:	27/07/2017
Applicant:	Ms K Hagstrom	Case Officer:	Bee Crawford
Agent:			
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a Grade II listed two/three-storey property with flat roofed dormers to the front, located at the end of a row of three properties in Emsworth Conservation Area. It has a pitched tiled slate roof to the front and red clay tiles to the rear with white painted rendered elevations. The site is open to the front with vehicular access and a paved and tarmac parking area. A side gate leads to the small rear garden which consists of shingle and shrubs and is enclosed by a 1.6 metre high wall and the wall of an adjoining property. The site is located in King Street which is in the centre of the conservation area in Emsworth Town Centre.
- 1.2 The adjoining neighbouring two storey property is to the east, the rear aspect of three storey semi-detached properties are to the west, the rear gardens of properties in Queen Street are to the rear and three storey semi-detached properties are opposite. The area is of medium density with a mixture of two and three storey detached, semi-detached and terraced properties of individual age, style and design, reflecting the nature of the Conservation Area. It is noted all the adjacent properties to the application site are listed.

2 Planning History

APP/17/00595 - Listed Building Consent for a single storey rear extension, running concurrently with this application.

3 Proposal

- 3.1 The application is for the construction of a single storey rear extension.

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: II
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No objection, subject to confirmation that roof coverings will be in plain clay tiles to match the main rear roof slope. **Officer comment** - Due to the shallow pitch of the roof of the extension, the Principal Conservation Officer has agreed for slate tiles to be used, subject to the submission of samples.

I made a site visit 15.6.17. Having regard to the Policy framework, due to the position of the property and proposed location of the extension within this part of Emsworth Conservation Area, the extension, whose west end would be barely glimpsed from the street, would not be harmful in the wider AONB landscape and to the character and appearance of the Emsworth Conservation Area.

Whilst writing, I did note that a shed was been built at the side of the property which is clearly visible from the street and perhaps better positioned in the back yard. **Officer comment** - the shed is not the subject of this application.

Principal Conservation Officer, Development Control

No Objection

Site

4 King Street is Grade II listed and dates from the early 19th century. The property is also located within the Conservation Area.

Heritage Policy Context

Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

Assessment

The proposed single storey extension is of a design, scale and form of that is appropriate to the character of this historic dwelling and the surrounding area. In particular the height of the single storey extension retains a respectful height to the main house.

Internally the changes proposed are appropriate and would not adversely harm the historic fabric or the character of the dwelling. The extension is therefore considered appropriate as it will not adversely affect the architectural or historic interest of the building or the character of the conservation area.

Given the position and design of the extension it is not considered that there will be any significant impact on the wider character of the area.

Subject to the following conditions the proposals appear to be appropriate.

Conditions:

- 1) Material samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted
- 3) Guttering and downpipe details

NB: A sample of the roof tile was submitted at the time of the application and the Principal Conservation Officer provided the following comments:

'Unfortunately I cannot approve the faux slate tile sent in for the extension at 4 King Street. On a listed building such as this. I would expect the tile to be a good quality natural tile. I would not want to hold up the application because of this and therefore recommend the conditions I initially requested are put on any consent given.'

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: 10

Number of site notices: 1

Statutory advertisement: 16/06/2017

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

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal is for the construction of a modest single storey rear extension to 4 King Street and would not be visible from the public realm. Comments from the Principal Conservation Officer confirmed the design, scale and form of the extension is appropriate to the character of the historic dwelling and the surrounding area. In particular the

height of the single storey extension retains a respectful height to the main house. Whilst the extension would reduce part of the depth of the rear amenity space, the 10 metre width of the garden is considered to be sufficient in this instance.

- 7.4 It is therefore considered to be acceptable, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy). Conditions are recommended for the submission of samples and details of the roof lights, doors, guttering and downpipes.
- 7.5 The impact on the historical character of the building is fully assessed in the listed building application (APP/17/00595). In the assessment it is concluded that subject to conditions imposed on the Listed Building Consent, the impact of the development on the character and appearance of the Listed Building would be appropriate.

(iii) Effect on the Conservation Area

- 7.6 The property is a Grade II listed building in Emsworth Conservation Area. The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed works would have a minimal impact on the historic core of the property and as such, would conserve its character. It would have a neutral impact on the Conservation Area. A design, access and heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

(iv) Effect on neighbouring properties

- 7.7 The proposal is of a modest size and height, has no side windows and is set in from the property boundaries, with a distance of 2.5 metres to the west and a minimum of 1.5 metres to the east. The rear elevation includes folding doors and is approximately 4.5 metres from the rear boundary, which has good screening. It is considered the proposal would not result in any additional degree of overlooking.
- 7.8 It is considered the proposal is unlikely to result in an unacceptable level of overbearing and would have a negligible impact on the properties adjacent to or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would conserve the character of the listed building and appearance of the Emsworth Conservation Area. It is therefore considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00592 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51

of the Planning and Compulsory Purchase Act 2004.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 1 Existing ground floor plan
Drg no. 2 Existing rear elevation plan
Drg no. 3 Existing side (west) elevation plan
Drg no. 4 Proposed ground floor plan
Drg no. 5 Proposed rear elevation plan
Drg no. 6 Proposed side (west) elevation plan
Drg no. 7 Proposed side (east) elevation plan
Drg no. 8 Location plan and proposed site plan
Design, access and heritage statement dated June 2017

Reason: - To ensure provision of a satisfactory development.