
Site Address: 11 Nile Street, Emsworth, PO10 7EE
Proposal: Erection of a new cantilevered balcony & replacement of existing window with aluminium doors to front elevation.
Application No: APP/18/00237 Expiry Date: 26/04/2018
Applicant: Mr Hall
Agent: Mr T Davies Case Officer: Emma Chisnall
 Helyer Design Architects
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 11 Nile Street is a semi-detached dwelling situated on level ground in Emsworth. The dwellinghouse is of a modern design and is constructed of facing brickwork and cream and black render with a concrete tiled roof. The works are of an interesting and attractive design which stands out as being architecturally different in Nile Street. One integral garage is positioned to the side of No 11 with the streetscene and parking compound opposite providing a further parking provision. The amenity space to the front is modest in size, hard-surfaced and open from the streetscene.

2 Planning History

None

3 Proposal

- 3.1 Erection of a new cantilevered balcony & replacement of existing window with aluminium doors to front elevation.

4 Policy Considerations

National Planning Policy Framework 2012

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No adverse comment

Conservation Officer, Development Control

Principal Conservation Officer: No Objection

The lightweight design of the balcony and design of the doors appears in keeping with this modern property and in my view will not unbalance the front elevation. As such the proposals will not appear out of keeping with the dwelling and would therefore not harm the character of the conservation area.

No conditions

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: 09/03/2018

Number of representations received: 1

Comment	Officer Comment
Concern raised by No 15 Nile Street regarding: * A view of the seascape and coast cannot be obtained at first floor level and therefore this is fatuously misleading. * No 15 and No 11 were built as a unit and should not be viewed as two separate buildings. The balcony's approval would contrast the view of local amenity and conservation area considered previously under the 2012 app. * Balcony not in keeping to No 11 nor the street. The works would negate the present design balance. The balcony would complete the destruction of the architectural coherence of the original and unchanged design of the front elevation. Works would ruin the clean eastern elevation of No 15 which slabs a dark blot on a plain bright surface	See section 7 Noted

which should not be lost. We like the unique design of the dwellings which is a critical issue. * Balcony would deprive us of access to our own wall on the eastern elevation restricting access to the rainwater down-pipe. * Balcony could deprive the wall of sunlight and other weathering conditions which could lead to discolouration and potential fungal growth. * The works would reduce the attractiveness of our property at No 15 and its potential value.	Not a material planning consideration as on-going property maintenance is the responsibility of the owner. Not a material planning consideration.
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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 conservation area and character of the 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.

7.3 The application site lies within the Emsworth Conservation Area and as such due regard must be paid to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

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

7.4 As the dwellinghouse is located within the Emsworth Conservation area there is particular importance to protect and maintain the heritage of the building and as such the conservation officer has been consulted with. Concern has been raised via a representation that the appearance of the proposed balcony and fenestration changes shall look out of keeping to No 11, out of keeping within the streetscene and shall disrupt the visual uniformity of No's 11 and No 15 which is the attached neighbour. However following an assessment the conservation officer had the following comments to make ' *The lightweight design of the balcony and design of the doors appears in keeping with this modern property and in my view will not unbalance the front elevation. As such the proposals will not appear out of keeping with the dwelling and would therefore not harm the character of the conservation area*'.

7.5 Following a site visit to Nile Street it was noted that the design, position and appearance of the dwellings within the streetscene and greater area differ and

although there is part uniformity between No 11 and No 15 there was no further set uniformity of design of the other dwellings within the streetscene creating a varied appearance. The materials proposed are not considered to look obtrusive in the streetscene from being proposed in a glass and metal material and due to the proposed developments modest size and that the works shall be set within a recess of No 15 and No 11 and shall not project past the existing elevations the works, on balance, are considered to cause a limited and acceptable impact to the semi-detached dwellings and greater context of the locality.

- 7.6 Following the assessment of the conservation officer and case officer the proposal is considered to preserve the character of the conservation area and thus accord with the statutory duty set in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policy CS16 of the Havant Borough Design Guide.

(iii) Effect on neighbouring properties

- 7.7 The neighbouring dwelling that has the potential to be impacted is the attached neighbour to the north No 15 however the proposed balcony shall be alongside a flank wall of No 15 which does not contain windows and shall not project the front elevation therefore protecting privacy levels and not causing significant overlooking. The works due to their position and size are not considered to directly impact the amenity levels of No 15 but concern has been raised that the proposed balcony would restrict the maintenance of the down-water pipe which serves No 15 and that the works could restrict light reaching the wall which in turn could cause fungal growth. Although the later point could not be commented on as maintenance of a home does come down to the responsibility of the owner confirmation has been sought from the agent regarding the continued maintenance of the down-pipe. Confirmation has been received that the balcony does retain a gap between the proposed development and neighbouring wall and this is considered to be sufficient in order to maintain and permit maintenance of the side wall and as such, is considered to be acceptable.
- 7.8 The building opposite No 11 is currently in a state of disrepair but does have the potential to be over-looked by the proposed balcony at No 11. However, a current window is already in place at No 11 causing a modest impact in this regard and due to the position of the balcony and its modest projection the additional impact caused as a result is not considered to be significant enough to warrant a refusal of planning permission in terms of overlooking and a loss of privacy. It is also noted that no objection has been made and therefore on balance, the works are considered to result in a limited and acceptable impact.
- 7.9 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).

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/18/00237 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:

Email confirmation regarding the gap between the flank wall and structure of the balcony: Received via email 10.04.2018

Block, Location, Elevation, Floor and Section Plan: Drawing No 17189-02
Revision A

Design and Access Statement: Received 06.03.2018

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials shall be as outlined in the application form 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.