
Site Address:	Old School House, 5 School Lane, Emsworth, PO10 7ED		
Proposal:	Alteration of loft space to provide living accommodation.		
Application No:	APP/17/00593	Expiry Date:	26/07/2017
Applicant:	Mr C Poirrier		
Agent:	Mr Adam Hussain	Case Officer:	Harriet Pitney
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

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.

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.

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

3 Proposal

This application is for the alteration of the lost space to provide additional living accommodation. These alterations comprise the provision of 2 dormers to the western elevation together with a velux window, the provision of a new window within the southern elevation and various other alterations to the existing fenestration.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

Chichester Harbour Area of Outstanding Natural Beauty- Joint Supplementary Planning Document- July 2017

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Recommendation - No objection, subject to the use of conservation style rooflights.
Use of matching slate hanging for southern elevation roof infill and dormer roof coverings.

Having regard to the Policy framework* below, these works would be prominent within this part of Emsworth Conservation Area.

It is noted that the existing fenestration is in UPVC and it would be more honest to match this style than to expect the applicant to replace all with painted timber. It is also noted that the architect has responded to the council's pre-application advice.

It is unfortunate that the chimney stack is being lost, which the Emsworth Design Guide seeks to resist, but it is understandable that the applicant would wish to maximise internal space and that the streetscape would still contain chimney stacks elsewhere at a higher level.

Overall, it is considered that the proposals have been sensitively designed and whilst the stairwell glazing is somewhat large, it does not directly face the mill pond.

The proposals would therefore not be harmful in the wider AONB landscape nor adversely affect the character and appearance of the Emsworth Conservation Area.

Conservation Officer

Initial Response

This property lies within the Emsworth Conservation Area. It is not specifically identified as a locally listed building but is a distinct feature in the local townscape and makes a positive contribution to the character and appearance of the conservation area.

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 building is a single storey building and As the name suggests the property was

formerly An Old School House prior to being converted to a dwelling. The building has largely retained its character from its previous use and is also located in a prominent position within the Conservation Area.

It is my opinion that the proposals have the potential to remove some of the character of the this building which is not just important within the townscape but also locally. The rather large and bulky dormers put forward have the potential to harm the architectural qualities of this building and are therefore not considered acceptable. I would recommend the application is amended to allow for smaller (cottage style windows) that would reduce the bulk on the sensitive western aspect of the building.

As it currently stands I cannot support the application.

Further response following revised plans

Having looked at the plans I now consider that they have largely addressed my concerns. I therefore have no objections.

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: 09/06/2017

Number of representations received: 3

Comment	Officer Comment
Concerns regarding the structural stability of the proposed development.	This would be a matter for Building Regulations
Additional noise pollution, dust and traffic as a result of the development.	This would be a matter for Environmental Health.
School Lane is a narrow cul-de-sac so all vans and vehicles will be parked directly outside the adjoining properties, obstructing the road.	This would be a civil matter which should be pursued separately or alternatively by Hampshire Highways.
Concerns regarding access for the construction- access from the rear will be across the garden of No.6.	This would be a civil matter which should be pursued separately.
Working hours should be limited to weekdays and 8-6pm.	This would be a matter for Environmental Health.
Concerns regarding the large window proposed within the southern elevation. This would completely destroy the	Please see section 7 of Officer Report.

privacy in the front facing living room and bedroom. Persons using the stairway would be able to see directly in to both the bedroom and living room as well as the front garden. Concerns over the future maintenance and cleaning of the proposed window- this would rely on access from No.17 Bridgefoot Path. This would be disruptive to the upkeep of the front garden of No.17 as well as an inconvenience. Revised window proposed would open directly over No.17 Bridgefoot Path which worsens the situation further.	
Concerns regarding the relocation of the bollard nearest to the property, to allow access to a designated parking space. The lower end of School Lane is narrow, all the adjacent properties have cars, and often there is congestion with visiting commercial or private vehicles. To enable vehicular access from School Lane to Bridgefoot Path when the designated parking space is unoccupied would allow, even encourage, other vehicles to use it as an alternative to using the north section of Bridgefoot Path. This would be greatly to the detriment and inconvenience of residents. School Lane is a cul-de-sac, and must remain so.	Please see section 7 of Officer Report.
I have just reviewed the current plan 7047-02 Revision B dated 17th March submitted with this application and note that outside the red line application unit there is an proposed parking space. requiring bollards be re-positioned. This parking space is right outside my lounge window which does not show on the plans. This means that any vehicle of any size could will be parked immediately in-front of my window- to loose this view devastates me. Any parked vehicles will obstruct my	Please see section 7 of Officer Report.

view and take away the light to my lounge.

The applicants purchased number 5 knowing full well it came without parking.

This parking space has not been mentioned within the proposal. another major concern is the safety of pedestrians especially for children who race down down to the pond. There is a blind bend to the east of number 5 on a very narrow road and any vehicle entering or exiting from this parking space will be an accident waiting to happen.

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 on the AONB

(i) Principle of development

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

(ii) Appropriateness of design and impact on the character of the 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 Given the sites sensitive location, the Councils Conservation Officer was consulted as part of this application. The original proposal submitted caused some concern as it was considered that the proposed development had the ability to remove some of the character of the building which is considered to be important not just within the townscape but locally. The Conservation Officer considered the rather large and bulky dormers proposed detrimental to the architectural qualities of the building and on this basis the proposal was not considered to be acceptable.

7.5 Having liaised with the agent in this regard, a revised proposal was submitted which sought to reduce the proposed dormers within the western elevation to reflect a more "cottage style" appearance. The central dormer on the western elevation has now been moved slightly south to line up with the window below and the large window to the south elevation has been considerably reduced in size to reflect those on the western elevation.

7.6 On this basis, it is now considered that the size, scale and design of the proposed development is acceptable in design terms, respects the existing built form and architectural qualities of the building and preserves the character and appearance of the Conservation Area. The Councils Conservation Officer has confirmed that the revised proposal largely addresses the initial concerns raised and no objections are raised in relation to the revised scheme.

7.7 The proposed development is therefore considered to meet the requirements of Policy CS16 and CS11 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.8 The original proposal submitted did raise concerns with the Local Planning Authority in relation to the large window proposed within the southern elevation and the impact of this on the adjacent neighbouring property (No. 17 Bridgefoot Path)- primarily by virtue of overlooking and loss of privacy to the front bedroom and living room. Having raised these concerns with the agent, this window has been considerably reduced in size to minimise the overlooking and loss of privacy to this property whilst still retaining a window within this elevation.

7.9 Whilst it is acknowledged that the size and scale of the window has been considerably reduced and is visually more appropriate within the streetscene, It is considered that a window in this location could potentially still result in some loss of privacy and/or overlooking to the adjacent neighbouring property. As such and in order to minimise the impact of this window further, a condition has been recommended that this window should be obscurely glazed and fixed shut which would largely address the concerns raised.

7.10 Concerns have also been raised in relation to the change in fenestration to the rear and the impact of this on the other adjacent neighbouring property (No.6 School Lane). The applicants are proposing to reinstate the doorway to the rear which as a result would face directly into the adjacent neighbours property (No.6 School Lane). Due to the orientation and layout of the properties, it is acknowledged that this is not an ideal arrangement in terms of the potential for overlooking and loss of privacy, however it must be acknowledged that the applicant could undertake alterations such as this utilising their Permitted Development rights. On this basis, it is not considered to be justified to require the removal of these alterations from the scheme, however, in order to minimise the impact of these alterations as much as possible, a condition has been imposed which requires the reinstated door to the rear to be obscurely glazed.

7.11 In terms of the dormers proposed within the western elevation, these face directly onto the Mill Pond and due to the significant separation distance from the properties located across the Mill Pond, it is not considered that this would result in any additional overlooking or loss of privacy.

7.12 Concerns have also been raised in relation to the proposed parking space shown on the revised plans submitted. Having raised this with the agent, it has been confirmed that the proposed parking space does not fall within the applicants ownership and does not fall within the application site detailed within the location plan submitted and as such can not be considered as part of this application. On this basis, the agent has removed this space from the revised plans and has been advised that planning permission will need to be sought separately if the applicant wishes to pursue this in the future.

7.12 On this basis, it is considered that the proposed development meets the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Impact on the AONB

As the application site is located within an area of outstanding natural beauty, Chichester Harbour Conservancy have been consulted as part of this application. It is considered that the proposals have been sensitively designed and as a result the development would not be harmful in the wider AONB landscape nor adversely affect the character and appearance of the Emsworth Conservation Area.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and preserves the character and appearance of both the Emsworth Conservation Area and the wider AONB. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00593 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 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.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the window proposed within the Southern elevation shall be non-opening and fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, the re-instated door within the courtyard to the rear (facing north) shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location and block plan (17047-01 Rev B)- received 5th June 2017
Existing floor plans and elevations (17047-01 Rev B)- received 5th June 2017
Proposed floor plans and elevations (17047-02 Rev B)- received 2nd August 2017
Design and Access Statement- received 31st May 2017
Reason: - To ensure provision of a satisfactory development.