

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Area of Outstanding Natural Beauty SPD

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

DM20 (Historic Assets)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with agreed materials.

I made a site visit 7.8.17 and was able to view the site from the rear accessway to Orange Row, off South Street, across their mews courtyard.

Having regard to the Policy framework* below, these Grade II Listed buildings are part of a terrace and the proposed rear extension/dormer window would not harm their integrity within the Conservation Area. Indeed, the extension would unify the rear elevation, which is not visible from the Harbour.

The loss of a smaller dwelling is unfortunate, but not really a consideration for The Conservancy.

Conservation Officer

Site

36b and 38 South Street are terraced dwellings that are Grade II listed and located within the Emsworth Conservation Area

Proposals

- Single storey extension to the rear and the addition of a dormer window
- Internal alterations

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.

Council must take into account when determining planning applications. The recently published 'Good Practice Advice Notes 1, 2, 3' supersede the PPS 5 Practice Guide which has now been withdrawn by Government. The 'Historic Environment Good Practice Advice in

Planning Note 2', states at paragraph 4: 'The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest' and provides at paragraphs 8, 9 and 10 that in order for the Local Planning Authority to make decisions in line with legal requirements, the objectives of the development plan; and, the policy requirements of the NPPF, great importance is placed on understanding the nature, extent and level of the significance of the heritage asset.

The NPPF sets out, in paragraph 17, the 12 core planning principles that local planning authorities should consider in making planning decisions. One of these core principles relates directly to conserving heritage assets, as follows

"Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;"

Assessment Development Proposals

The present accommodation is provided in a number of modest sized rooms. The proposals seek to achieve a more family functional kitchen at the rear of the house and an improvement to the layout of accommodation at first floor level. The current staircases are retained which is important to show that the properties were originally two separate dwellings. One of these staircases is to be blocked at ceiling level but this could be easily reversed.

I am satisfied that the internal works will not have a detrimental impact on the significance, fabric, character or appearance of the building.

Externally the extension and dormer will be relatively significant new additions at the limits of what is considered acceptable. Nevertheless I consider the scale, proportions and overall design are generally sympathetic to the listed cottage. They would also unify the rear elevation which is well screened from any public view points. The proposal will not compromise the layout or historic fabric of the building. Other than the link into the roof structure the extension is largely self-contained. The use of glazing and timber cladding is to be commended.

The use of good quality materials will be key to the successful integration of this proposal. Timber weatherboarding has been proposed and should be left to weather to a natural silver grey.

Conditions:

- 1) Material samples to be submitted
- 2) Notwithstanding the approved plans, the development hereby permitted shall not be commenced until detailed drawings of the windows and doors have been submitted to, and approved in writing by the local planning authority. The details to comprise:-

1:20 elevation and plan; 1:5 section and full size glazing bar detail. The details to include the position of the window within the opening (depth of reveal) and method of fixing the glazing (putty or beading). The materials used method of opening and finishes.

The works shall be carried out in full accordance with such approval and be retained

thereafter.

Reason - In order to safeguard the building's special architectural and historic interest. It is considered necessary for this to be a pre-commencement condition as these details need to be agreed prior to the construction of the development and thus go to the heart of the planning permission.

3) Guttering details to be submitted

4) No work shall start on site until details to a scale of not less than 1:20 elevation of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason - In order to safeguard the special architectural and historic interest of the building.

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1 received in relation to the related application (APP/17/00796)

Comment	Officer Comment
The information submitted appears wholly inadequate. The Heritage Statement is misleading as the cottages are 2 of 4 listed for their group value and no reference is made to this. The proposal to convert them into one single dwelling would therefore not respect the architectural or historic character of the properties which was clearly the reason they were first listed. In addition no information is provided as to how the proposed rear extension, which spans the whole width of the two properties, would attach to the neighbouring properties. Whilst not strictly a planning matter this is likely to require a party wall agreement and is of particular concern given the age of the properties and the fact that they already suffer from damp. The depth of the proposed rear extension is also out of scale with the	Please see section 7 of the Officer Report. The Party Wall Act would be a civil matter which should be pursued separately. This is not a planning matter.

properties being in excess of half the depth of the existing properties. Whilst it is noted that the properties already have single storey additions to the rear there is currently a break which reduces their perceived bulk and is more sympathetic to the scale of the terrace.	
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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) Appropriateness of design and impact on the 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 to be acceptable in principle subject to development management criteria. The development seeks to convert both dwellings (No.36B & 38 South Street) into one dwelling which in itself would not require the benefit of formal planning permission.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development comprises three distinct elements and on this basis each one will be addressed separately in terms of the potential impact on the character and appearance of the area.

7.4 Both properties are Grade II Listed and as such a separate Listed Building application has been submitted on this basis. Notwithstanding this, the conversion of both properties into one does not incorporate any change in the external appearance of the principal elevation, with the majority of the alterations being both internal and to the rear of the property. As the dwellings are Grade II Listed, the internal and rear external alterations must be assessed in terms of their impact on the significance of the fabric, character of appearance of the building.

7.5 It must be acknowledged that both No.36B & 38 benefit from single storey additions to the rear as do many other properties along this stretch of terraced properties. The proposed single storey extension would not be readily visible from the public realm by virtue of its position to the rear of the property, however it is considered that the extension would unify the rear elevation and would not compromise the layout or historic fabric of the building.

7.6 As the property is located within a designated Conservation Area and has a Grade II Listed status, the Councils Conservation Officer has been consulted as part of this application and has confirmed that the proposed extension would be well screened from any public view points, and would not compromise the layout or historic fabric of the building. Furthermore, it is considered by the Conservation Officer that the scale, proportions and overall design are generally sympathetic to the Listed cottage subject to the use of good quality materials. This has been conditioned as part of the planning approval. As the properties are located within an AONB, Chichester Harbour Conservancy have also been consulted as part of the application and have concluded that the proposals would not be visible from the Harbour, however, it is considered that the extension would unify the rear elevation.

- 7.7 With regards to the proposed addition of a dormer to the rear elevation, whilst this is considered to be a relatively significant addition, the Conservation Officer considers that the scale, proportions and overall design of the dormer to be acceptable as this would not be readily visible from the public realm subject to the use of good quality materials. Furthermore, it is not considered that this aspect of the proposal would compromise the layout or historic fabric of the building.
- 7.8 The Conservation Officer also considers that the internal works proposed will not have a detrimental impact on the significance, fabric, character or appearance of the building.
- 7.9 Taking into account all of the above, it is considered that the proposed development is acceptable, meeting the requirements of Policy CS16 & CS11 of the HBLP (Core Strategy) and would not result in any unacceptable impact on the character and appearance of the Listed Buildings, Emsworth Conservation Area or AONB. It is also considered that the proposed development would preserve the character and appearance of the both the Listed Buildings and Conservation Area and therefore meets the requirements of Section 66 & 72 of the Listed Buildings and Conservations Act.

(iii) Effect on neighbouring properties

- 7.10 As specified above, both No. 36B & 38 South Street currently benefit from a single storey extension to the rear of each property. On this basis, it must be acknowledged that whilst the proposed replacement extension would remove the degree of separation between the existing extensions, the replacement extension would not extend beyond the depth of what is currently evident on site, and would result in a marginal increase in height of approximately 0.2 metres adjacent to No. 40 South Street and 0.4 metres adjacent to No.36. On this basis, it is not considered that the proposed infill extension to the rear would result in any additional loss of light, privacy or outlook to any of the adjacent residential properties.
- 7.11 Similarly with the proposed addition of the dormer to the rear, it must be acknowledged that the rear of the property is well screened from any public view points and would be positioned in a way which not result in any additional overlooking, loss of light, privacy or appear overbearing to any of the adjacent residential properties to such an extent which would warrant a refusal of planning permission due to the significant separation distance from the properties to the rear.
- 7.12 The proposed conversion of the properties into one would not result in any changes externally to the principal elevation and on this basis would not result in any harm to neighbour amenity in relation to the properties to the west side of South Street.
- 7.13 Taking into account all of the above, it is not considered that the proposed development would result in any impact which would be considered harmful to the neighbouring amenity of any of the adjacent residential properties and as such meets the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and would not result in any significant impact which would be considered harmful to the character, appearance or historic fabric of both the Listed Building and Emsworth Conservation Area. The proposal is therefore considered to be appropriate and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00795 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) have 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan- received 21st July 2017
Block Plan- received 21st July 2017
Existing Floor Plans, Elevations & Section Plan (Dwg No: 397)- received 21st July 2017
Proposed Floor Plans, Elevations & Section Plan (Dwg: 397)- received 21st July 2017
Design & Access Statement- received 21st July 2017
Heritage Statement- received 21st July 2017
Reason: - To ensure provision of a satisfactory development.