
Site Address:	3 John King Shipyard, King Street, Emsworth, PO10 7AY		
Proposal:	Revised fenestration to rear elevation and new roof window to front elevation.		
Application No:	APP/17/00900	Expiry Date:	12/10/2017
Applicant:	Mr & Mrs Hope		
Agent:	Martin Farrer	Case Officer:	Emma Chisnall
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 3 John King Shipyard is a mid terrace dwelling situated in a row of 3 other dwellings which front onto Chichester Harbour. The north elevation has a small amenity space to the front of the dwelling which is hard-surfaced but contains planting and bushes. Parking is provided opposite the dwellinghouse which permits one parking space to each dwelling only. Additional parking is available but limited on King Street which is just outside of the site. As the dwelling is located along the harbour edge it is not able to be viewed from the main streetscene and is accessed via a private road.
- 1.2 The use of John King Shipyard is residential and No 3 is situated on level ground with a small south facing garden which leads down to the harbour. The dwellinghouse as existing has white UPVC windows which hang on a side casement and have central glazing bars. The application seeks to alter the rear patio doors and windows as well as alter the front windows which include the installation of a new rooflight to the roofslope.

2 Planning History

None

3 Proposal

Revised fenestration to rear elevation and new roof window 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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB)) |
| CS16 | (High Quality Design) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

Although this property occupies a prominent position on the Harbour frontage and is therefore highly visible from the wider AONB to the south, the proposed replacement windows would retain the proportions of the existing and neighbouring windows and therefore it is not considered that there would be any harm to the natural beauty of the wider AONB landscape from the proposals.

The Local Planning Authority is therefore advised that the Conservancy has no objection to this application.

Conservation Officer

Updated Comment: Following the submission of the further details relating to the glazing bar and frame dimensions I am happy to discharge this condition.

The proposed works would normally not constitute development. I am assuming the application is required because the fenestration has been controlled through the imposition of a planning condition

The property is a well designed comparatively modern property. The prime issue in this case is how the changes impact on the visual appearance of the property, and in turn Emsworth Conservation Area. The foreshore elevation has the greatest significance, being a prominent elevation widely seen in public views.

My observations on the current proposals are as follows:-

1. I feel the changes to the ground floor door/window arrangement can be achieved without detriment to the building's architectural character.
2. I do not feel the current window pattern has to be slavishly followed, but the window design does need to reflect the strong vertical window proportions. The new windows will need to be openable units and from the limited information provided the type of opening appears unclear. The present pattern of windows throughout this elevation appears to be side hung casements. The current arrangement suits the building design the best. I do not consider a central glazing bar is essential. The casement design will better reflect the established pattern, and by vertically subdividing will achieve window proportions more akin to the development as a whole.
3. The adopted Conservation Area Character Appraisal and Management Plan identifies the replacement of traditional timber windows to upvc as one of the

contributory factors which is starting to diminish the area's character. It promotes the imposition of additional planning controls to address this. This is a comparatively modern property, the issue is therefore one of design and appearance. Upvc units require heavier sections and therefore are chunkier than a traditional timber casement. Aluminium units are more versatile and generally can be constructed using slimmer a profile and less chunky frames, more akin to timber. I note that the existing doors are not mentioned under section 10 (materials) of the application form however utilising aluminium frames for the doors would allow for slimmer frames than UPVc.

4. I feel there is an opportunity here to utilise white powder coated aluminium frames using comparable sections to the current units. In order to continue overall aesthetic of the whole building the frames should be white to match the other properties within the terrace. The slimmer frame will also be of benefit to the applicant by minimising the impact of the casement design on the view.

I can not support the scheme in its current form for the reasons outlined. If amended as set out above, I feel there is an opportunity to address the applicant's primary concerns, while better reflecting the prevailing character of the terrace.

Subject to the application being amended as above the follow conditions should be applied if not supplied as part of the amended plans.

Window condition

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:-

Plans to clearly identify the window and door in question and its location within the property. Where a large number of windows [and doors] are involved the windows should be cross referenced to an elevation drawing or floor plan for the avoidance of doubt.

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.

Roof light to match existing

Environment Agency
No adverse comment

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: 2

Number of site notices: 1

Statutory advertisement: 01/09/2017

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 and impact on the area of outstanding natural beauty and conservation area.
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area which lies within an Area of Outstanding Natural Beauty and a Conservation area. Development can be considered acceptable subject to the usual development control criteria and the additional consideration within such protected areas as considered in (ii) below. The proposal has been submitted to allow the applicant to change the windows within the dwelling to allow the clearest view possible from the south and north elevations. The agent has worked with the case officer to amend the designs of the initial proposal to ensure that the new proposal does not impact the character of the area negatively but allow the windows to be altered.

(ii) Appropriateness of design and impact on the area of outstanding natural beauty and conservation area.

7.3 No 3 John King Shipyard is set in a beautiful location within the Area of Outstanding Natural Beauty with the south elevation facing out to the Chichester harbour. It is important that any design submitted does not detract from the character of the building and ensure that symmetry between the dwellings is retained. Plans have been revised which incorporate some changes requested from the Conservation Officer regarding the original proposal. It is considered that the new proposals will ensure adequate protection is in place to ensure that the materials and finishes of the windows are in keeping with the area. The development is considered to preserve the character of the Conservation Area.

7.4 Following comments from the Conservation Officer the agent has submitted revised plans. The first and second floor windows in the rear elevation shall be retained as

existing with the central glazing bar removed. The removal of the glazing bar can be carried out under Permitted Development rights and without planning permission. The ground floor patio doors shall have the materials altered from UPVC to an aluminium and shall be retained in a white colour alongside a similar design to that in existing on No 3 and the adjacent properties. This is considered to protect and enhance the appearance of No 3.

- 7.5 All windows have been confirmed to have a side casement hung mechanism to reflect the existing design of the windows in place at No 3. To the front the windows shall be replaced with a UPVC material of similar design to that of the existing in a white colour.
- 7.6 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 Policies CS16 and CS11 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The works proposed to No 3 include the replacement of the majority of the windows without significant alteration to the design and size. Due to this the changes proposed are considered to not add a significant additional impact to those already in place and it is noted that no neighbours have objected to the proposal. The change to the design of the patio doors to the rear would not increase the overall window size significantly and due to the screening in place between the dwellings is considered to not result in a significant adverse impact to the amenity of neighbouring dwellings.
- 7.8 A new rooflight is proposed to the front roof space however due to its height and that it shall be angled away and up from No 3 this is considered to not lead to significant over-looking and can be considered to be acceptable.
- 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). 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00900 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:

Design and Access Statement: Received 17.08.2017

Proposed Floor Plan: Drawing No P_01

Proposed Elevations Plan: Drawing No P_02 A

Location and Block Plan: Drawing No P_03

Window Detail Submitted 12.10.2017 via email includes: Refine Typical Assemblies, Smarts Visoguard Plus, Smarts Alitherm 300, Alitherm Data Series Sheet

Reason: - To ensure provision of a satisfactory development.