
Site Address: 11 Bath Road, Emsworth, PO10 7EP
Proposal: Single storey rear extension; pitched roof to front porch; removal and replacement of existing roof tiles; addition of rooflight to northern (side) elevation; removal of existing chimney, erection of GRP chimney with brickslips.
Application No: APP/17/00187 Expiry Date: 26/05/2017
Applicant: Mr & Mrs Sanderson
Agent: Mr Jupp Case Officer: Bee Crawford
 Stephen Jupp MRTPI
Ward: Emsworth
Site Visit Date: 06/03/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terrace property with a detached garage to the rear accessed by a shared tarmac drive, and is situated in Emsworth Conservation Area. It has a red asbestos pitched and hipped roof and elevations of red multibrick and white painted render. The site is open to the front with a paved parking area and shrubs with hedging to the northern and southern boundaries. The rear garden has a slight incline and consists of a patio area, grass and shrubs and is enclosed by fencing ranging in height from 1.5 metres to 1.8 metres.
- 1.2 The adjoining two storey terraced property to the south is of a similar age, style and design, as is the property to the north, which is end of terrace. Emsworth Telephone Exchange building is to the rear of the site and the front of the property faces onto Emsworth Mill Pond. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties of similar and individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey rear extension; mono-pitched roof to front porch; removal and replacement of existing roof tiles; addition of rooflight to northern (side) elevation; removal of existing chimney, erection of GRP chimney with brickslips.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No objection, subject to implementation with the specified external materials and execution of the rooflight in conservation styling/appearance.

Following a site visit made 21.3.17, viewing from Bridgefoot Path and having regard to the Policy framework, the design of proposed single storey rear extension, which would not be highly visible from many public vantage points in sub-character area B of the Emsworth Conservation Area, would be acceptable. The proposed rooflight, if of conservation style would also be acceptable and it is pleasing to see a dummy chimney stack being retained.

As such, it would have no adverse impact on the AONB or the purposes of its designation and the character and appearance of the Emsworth Conservation Area would be preserved.

Conservation Officer, Development Control

No Objection.

11 Bath Road is an end of terrace property of brick and render finish to the first floor, with a asbestos tile roof. To the front of the property there is a two storey bay and a porch with a flat roof. The property is separated from the next terrace by a shared access.

The property sits within Town Mill Pond (Bridgefoot Path/Bath Road character sub area of the Emsworth Conservation Area). The Conservation Area boundary runs along the bottom of the gardens of Bath Road. The property over looks Mill Pond to the front with the telecommunication building on Warblington Road to the rear.

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 single storey rear extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. As the extension is set to the rear the impact on the wider street scene and public view points is negligible. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

The proposed Porch is also of a design that will ensure that it sits comfortably on the front of the dwelling.

False chimney. The objective here is to provide a durable realistic chimney substitute. The pictorial image is encouraging and false chimneys are now employed in new build construction. These are realistic because they are clad in true brick slips which are also proposed in this instance. As such I have no objection and believe the proposals

will preserve the character of the conservation area.

Conditions:

Materials samples for roof and extension

Environmental Health Manager, Community Group

I have reviewed the location / block plan & proposals with reference to the Councils own spatial records in order to assess the contamination risk at this site.

There are potential contamination sources located within 75m of 11 Bath Road, represented by a Telecommunications Exchange (Telex) adjacent to the Western Boundary of the property, and a Depot use approximately 60m to the North. Both of these land uses can be associated with hydrocarbon & metals contamination, the former also with PCB compounds. Looking at the site history, it is apparent that the property at no. 11 Bath Road is likely to pre-date the Telex by several years (property built 1914-1931, Telex constructed sometime after 1932, and before 1952). It is considered unlikely therefore that bundles of oil-insulated cable (etc.) would be present within the curtilage of site.

Local superficial geology could in theory permit the migration of contamination present as a result of the depot use to the north, and it would be reasonable to expect migration in a southerly direction. The site is of small scale however, and any fuel release would need to be fairly substantial in order to be reasonably likely to traverse a distance in excess of 50m - it is arguably likely that any such release would be evident in the form of a periodic emergence of visible sheen on the NE region of the Mill Pond. It is considered that there is a Low contamination risk to 11 Bath Road associated with the Telex. In the unlikely event that this risk is manifest, it would likely to be relatively localised to the affecting west of plot (garden area) and is unlikely to present within the extents of the proposed extension.

The presence of a degree of elevated concentrations of contaminants is not impossible at 11 Bath Road, but is considered unlikely that any related impact would be significant if not readily apparent (e.g. by visual or olfactory means).

It is concluded that the risk is sufficiently low as not to require any proactive investigation, and likely to be sufficiently distant from the proposed groundworks as to represent a negligible risk of encountering any contamination impacted soils associated with the identified sources. I have no specific concerns in respect of either the existing land use, or this development proposal.

This consultation response serves as a public record of the Councils awareness of these potential sources, and the rationale for the qualitative dismissal of the risks to this property.

No adverse comments, and no conditions / informatives are proposed.

Southern Water

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development, Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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: 3

Number of site notices: 1

Statutory advertisement: 03/03/2017

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 character of the area
- (iii) Effect on the Conservation Area
- (iv) Effect on neighbouring properties
- (v) Flood issues

(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.

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

7.3 The proposal is for a small single storey rear extension, a new roof to the house and front porch, a window in the northern roof slope and replacement replica chimney following the removal of the existing chimney. The new roof to the house and front porch would be visible from the public realm, however it is considered this element of

the scheme will integrate with the surrounding properties and street scene. The proposed materials would comprise a mixture of brick, slate, 'viero' roofing to the extension and glass which are considered to be appropriate to the main dwelling and the context of the conservation area.

- 7.4 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 Policy CS16 of the HBLP (Core strategy). It is considered that the scheme therefore conserves the character and setting of the AONB and conservation area.

(iii) Effect on the Conservation Area

- 7.5 The property is an unlisted building in Emsworth Conservation Area and the proposal is for a modest single storey rear extension, a new roof to the house and front porch and additional external alterations. Whilst the new roof to the house and porch would be visible from the public realm, it is considered any impact on the Conservation Area and therefore conserves the character of the conservation area. A 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

- 7.6 The single storey rear extension is to be built on the southern boundary of the application site, although the depth does not exceed the 3 metre permitted development threshold and will replace an existing rear porch. There are no side windows in the extension which follows the line of the existing northern elevation of the property and there is a distance of approximately 2.1 metres to the southern elevation of the property at 10 Bath Road, where a similar extension is currently under construction.
- 7.7 It is considered the proposed window in the northern roof slope of the property is unlikely to result in any additional overlooking. The new ground floor window in the northern elevation does not require the benefit of planning permission.
- 7.8 The new mono-pitched roof over the front porch will result in a more cohesive appearance to the front of the property and it is noted other properties in Bath Road benefit from similar designs. The proposed new roof will upgrade the external facade, corresponding with other properties in the terrace.
- 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.

(v) Flood issues

- 7.10 The site is within Flood Zones 2 and 3, however the proposed development is to extend the property at ground floor level together with external alterations, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

8 **Conclusion**

- 8.1 The development is considered by virtue of its size, scale and massing to conserve the character and setting of the conservation area and AONB. 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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00187 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 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in full accordance with the approved details.
Reason: In order to safeguard the building's special architectural and historic interest and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg No. 1 Location plan
Drg No. 2 Block plan
Drg No. 3 Proposed site plan
Drg No. 6B Proposed floor plans
Drg No. 7 Proposed elevations plan
Drg No. EX01 Existing floor and elevations plan
Illustrative image of chimney
Design access and heritage assessment, February 2017
Flood risk assessment, February 2017
Reason: - To ensure provision of a satisfactory development.