
Site Address:	1 The Fishermans, Emsworth, PO10 7BS		
Proposal:	Replacement porch roof.		
Application No:	APP/16/01252	Expiry Date:	02/02/2017
Applicant:	Mr Newson		
Agent:	Miss White	Case Officer:	Emma Chisnall
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 The Fisherman's is a large detached two storey house set in a Conservation Area and AONB. The dwelling is located in a cul de sac with other dwellings of similar size, style and design and is constructed of red brick walls and a concrete tiled gable roof. The dwelling is located in close proximity to the road and has 3 spaces for parking to the front of the dwelling as well as a driveway along the south elevation which leads to a garage. The rest of the amenity space to the front is hard-surfaced. To the rear of the dwelling the amenity space is lawn with a boundaries of approx 1.8m high and varies from wall to hedging.

2 Planning History

APP/15/01434 - Loft conversion and rear extension (Approved 04/03/2016). Request to Discharge Condition No. 4 (14.03.2016)., PERM,04/03/2016
APP/16/00818 - Application for non-material change to Planning Permission
APP/15/01434 relating to removal of Juliet balcony to roof and replace with a combination roof light., PERM,30/08/2016

3 Proposal

Replacement porch roof. The proposal seeks to replace the existing off centre porch roof with a wider roof which will extend across the width of the front bay and entrance to the house.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

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)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy Comment:

No objection

Due to the position of the planning proposals within the Urban Area of Emsworth and its full enclosure by larger scale development, a replacement porch roof would not be intrusive in the wider AONB landscape or harmful to designated nature conservation sites.

Conservation Officer Comment:

No Objection

1 The Fisherman is located within the Emsworth Conservation Area. The proposal seeks to replace the existing off centre porch roof, with a wider roof which will extend across the width of the front bay and entrance to the house. The new roof will increase the external area of cover, provided by the porch.

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 replacement porch roof would be of a design and size that would ensure that it is in keeping with the character of the conservation area and the host dwelling and as such is considered acceptable.

Conditions: Materials to match.

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: 1

Statutory advertisement: 16/12/2016

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) Impact upon the character of the Conservation Area and Area of Outstanding

- Natural Beauty
- (iii) Effect on neighbouring properties

- (i) Principle of development

- 7.2 The application site is located within the Emsworth Conservation Area and under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 there is a requirement for development to preserve and enhance the character and appearance of that area. In principle the development is considered to be in keeping with the character of the Conservation Area and is therefore considered to be acceptable subject to planning conditions.

- (ii) Impact upon the character of the Conservation Area and Area of Outstanding Natural Beauty

- 7.3 Both the Conservancy and Conservation Officers have been consulted on the design for No 1 The Fisherman's replacement porch roof and both have raised no concerns over the proposed works and alteration from the original design. Although the new roof will extend the external area covered by the porch it is not considered to detract significant character from the host dwelling nor the Conservation Area and therefore the development is considered to preserve the existing appearance of the Conservation Area and to have an acceptable impact on the visual amenities of the AONB. A condition will be included to ensure the materials proposed for the replacement porch roof are matching to that of the host dwelling.

- 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 Policies CS11, CS12 and CS16 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

- 7.5 The amendment to the porch roof will not result in any additional impact to the neighbouring dwellings of No 1. 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 Policies CS11, CS12 and 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 is considered to not look out of place nor create a negative impact on the character of the Emsworth Conservation Area and AONB. The development is considered to therefore accord with the requirements of the adopted Local Plan and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01252 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 policies CS11, CS12 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:
Design and Access Statement Received 06.12.16
Proposed Site, Floor and Elevations Plan: Drawing No 15111-102
Existing Site, Floor and Elevations Plan: Drawing No 15111-101
Reason: - To ensure provision of a satisfactory development.