
Site Address:	6 Orange Row, Emsworth, PO10 7EL		
Proposal:	Enlargement of existing skylight windows, log burner flue and enlargement of front dormers to existing apartment.		
Application Type:	Full Planning Permission		
Application No:	APP/23/01030	Expiry Date:	22/01/2024
Applicant:	Mr Bailey		
Agent:	Shahi	Case Officer:	Robert Riley
	RS Studio		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two-storey apartment located on the southern side of Orange Row which is accessed via South St in Emsworth. The application site features 3no garage spaces to the ground floor and a studio unit above to the first floor. The property's materials feature white render to form its external walls and brown concrete tiles to form its roof.
- 1.2 The Application site is in an area that could be characterised as both urban and residential, with the character of the road being characterised by a series of white rendered mews style dwellings. The application site is located in the Emsworth Conservation Area, with the properties of Orange Row, dating from the late 1970s forming part of a set piece development, little altered since construction.

2 Planning History

- 2.1 No relevant history

3 Proposal

The application site involves 3 proposals to the application site:

- Enlargement of existing skylight windows
- Log burner flue
- Front dormer enlargement to existing apartment.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Emsworth Conservation Area Character Appraisal March 2010
Emsworth Conservation Area Management Plan March 2010

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)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

- ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Original Response: Dated 26 January 2024: Uploaded 29 January 2024:

Recommendation – Objection. Disproportionately wide dormer window, contrary to CS11-CS12, CS16 (Core Strategy) and H1, D1-D2 (Emsworth Neighbourhood Plan) of the adopted Development Plan for the Borough
A site visit was made 10.1.2024 and regard had to the policy framework* below.

This mews property, accessed via an undercroft to South Street is unlisted albeit part of the Emsworth Conservation Area. It forms part of a set piece development, little altered since construction.

With detailed guidance in the Emsworth Design Statement, the alterations to the front dormer arrangement to create one joined dormer are considered undesirable and overdominant.

The Conservancy therefore objects on the basis of those works being contrary to CS11-CS12, CS16 (Core Strategy) and H1, D1-D2 (Emsworth Neighbourhood Plan) of the adopted Development Plan for the Borough, having a harmful impact on the significance of the Emsworth Conservation Area as a statutory heritage asset.

The Conservancy will leave it to the Council to decide whether residential privacy is impacted by the enlargement of rear rooflight windows. The additional glazing to the rear will not really be seen from the Harbour, nor is it considered to significantly impact on 'dark skies' in the AONB, given the built-up nature of the area.

*Policy framework

NPPF - 1-3, 6-12, 20, 28, 38-39, 43, 47-48, 55, 131, 135, 139, -140, 157-159, 160, 162-

164, 180, 182, 200, 205, 224-225; NPPG – ID's 18a, 21a, 26; HBLP –CS11, CS12, CS16, DM20; ENP – H1, D1-D2, D7; CHMP – 1-2, 15; PP – 01, 03, 09; SPG/SPD.

NPPF – National Planning Policy Framework (December 2023)

NPPG – National Planning Practice Guidance (2014 onwards)

HBLP – Havant Borough Local Plan (2011/2014)

ENP – ‘made’ Emsworth Neighbourhood Plan (2021)
CHMP – Chichester Harbour Management Plan (2019-2024)
PP – CHC Planning Principles, (2016 onwards)

NPPF – National Planning Policy Framework (December 2023)
NPPG – National Planning Practice Guidance (2014 onwards)
HBLP – Havant Borough Local Plan (2011/2014)
ENP – ‘made’ Emsworth Neighbourhood Plan (2021)
CHMP – Chichester Harbour Management Plan (2019-2024)
PP – CHC Planning Principles, (2016 onwards)
Chichester Harbour Conservancy

With regards to the amended plans the Chichester Harbour Conservancy stated on 22/5/24

No objection/early objection withdrawn, subject to implementation with the stated external facing and roofing materials
The adjustment to the dormer dimensions are now considered to have sufficiently reduced their bulk and dominance, as to now be acceptable. As such, their impact on the National Landscape and the character and appearance of the Emsworth Conservation area is considered to be compliant with the Borough Development Plan.

Conservation Officer

The application site is located in Orange Row which is a small residential development of modern housing located off South Street in Emsworth and within the Emsworth Conservation Area. The application site, No. 5, comprises a FOG over three garages. It features three, flat roof dormer windows on the front elevation and three roof light windows on the rear. It is located to the rear of No. 36 South Street which is a Grade II listed building.

Legislative and Policy Context:

When assessing the proposal, the following legislation and policy context is taken in consideration. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent. 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.

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: *Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al* (2014); and *North Norfolk District Council vs. DCLG and Mack* (2014). The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

NPPF

The revised NPPF (December 2023) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

The revised NPPF (December 2023) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

200. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

203. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate.

Local Plan

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that: Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.
2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Emsworth Neighbourhood Plan

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Buildings of Local Historic Interest

Assessment

The proposal includes the following:

- Extension of flat roof dormers into one long continuous dormer window
- Enlargement of rear roof light windows

Whilst the application site is enclosed within a residential mews, accessed from South Street, the front elevation is still visible from South Street. There is concern with regard to the proposed new, joined up dormer window which will create a large, bulky flat roof structure on the front roof elevation. The existing dormers are subservient and visually unobtrusive however, the increase in size of the proposed structure will alter this.

There are larger, flat roof dormers in the conservation area, however, these are mainly restricted to the rear roof elevations. Overall, the dormer as proposed, would not be supported due to the impact on the conservation area. There is no objection to the proposed enlargement of the rear facing roof light windows.

Conclusion

In summary, it is considered that the proposals would be harmful to the Emsworth Conservation Area and therefore would not meet the tests of Section 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas), nor the relevant national and local planning policy.

OBJECTION

With regards to the amended plans the Conservation officer stated on 10/5/24

Within the amended plans, the existing longer dormer will be retained and the two, smaller separate dormers will be combined. However, the difference with this scheme is that there will still be a separation of the two structures so that it won't result in one long dormer extension. Overall, this is an improvement and overcomes the previous area of concern.

Conclusion

The amended proposal would not result in harm to the Emsworth Conservation Area and would meet the test of Section 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas), and the relevant national and local planning policy.

NO OBJECTION

NB - I would suggest a condition for the dormer infill panels to match those on the existing dormer.

Councillor Grainne Rason

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Emsworth Residents Forum

No comment received

Environmental Health

The application proposes to install a log burner as part of the entire proposal. Our team are concerned with potential for smoke nuisance being caused to neighbouring residential properties post installation. The site and the locality are predominantly residential and installing a log burner can potentially cause harm to other residents due to excessive smoke. The application should be supported with details of the log burner in terms of drawings showing location of the unit and size. The type of appliances and fuel intended to be used. The siting should consider prevailing wind and proximity of any potential smoke sensitive receptor. It doesn't seem the applicant has given the requisite considerations in their submissions.

Consequently, this application is recommended for refusal. The application should provide further details as explained to enable our team to consider the full impact of the proposed log burner and make the necessary recommendations as appropriate.

Following further conversations between the agent and Environmental Health about further information about the proposed fuel and appliance and location Environmental health stated

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for further comment.

I have perused the additional information / documentation provided by the applicant, in conjunction with our discussions in regard to this application. It has been ascertained that the proposed new flue is to serve a new wood / log burner installation, in the existing apartment above the garages extension. The use of a good quality DEFRA approved appliance and the use of correct fuels will assist with minimising smoke nuisance. However it should be noted that when this office deals with smoke related nuisance complaints, we don't only consider visible smoke but also the odour of smoke. In this case certain 'smokeless' fuels can sometimes give off a very distinctive odour, which if entering any nearby properties could be determined as a nuisance. Based on the current proposed positioning and height of the flue, there remains potential for smoke nuisance and recurrence of same, to neighbouring properties.

The applicant should be aware that if the proposed appliance is installed and utilised, any future complaints related to smoke or smell of smoke nuisance directed at the property in question, would be investigated under relevant nuisance legislation.

If consent is to be granted on this application, I would ask that the following informatives be added to any positive Decision notice.

Informative regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

Informative regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:

You are hereby requested to ensure that relevant dust control mitigation measures are put in place for the control of any dust that might emanate from the development site. This is in order to protect the occupants of nearby residential properties from dust nuisance.

Informative regarding wood burning or multi-fuel stoves / appliances:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators / owners of wood burning or multi-fuel stoves / appliances, from ensuring that they do not cause nuisance to other residents within the vicinity. If you are unsure as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council. This is in order to protect the occupants of nearby residential properties from smoke nuisance.

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: 13

Number of site notices: 1_

Statutory advertisement: 3/5/24_

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 on visual amenity, the National Landscape and heritage assets
- (iii) Effect on neighbouring properties
- (iv) Smoke nuisance

(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) Impact on visual amenity, the National Landscape and heritage assets

7.3 The application site is within the Chichester Harbour National Landscape (formerly known as Area of Outstanding Natural Beauty). The site is also within the Emsworth Conservation Area and is within the setting of No. 36 South Street which is a Grade II Listed Building.

7.4 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 requires that new development; Responds to, draws inspiration from and respects local context and: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site. Policy CS11 of the of the Havant Borough Local Plan (Core Strategy) 2011 seeks to protect and where appropriate enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas and Listed Buildings. Policy CS12 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to conserve and enhance the qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).

7.5 The special qualities of the National Landscape (as defined in the Chichester Harbour AONB Management Plan) include; 'The particularly strong historic character and associations' and 'The picturesque harbourside settlements.'

7.6 Policy H1 of the Emsworth Neighbourhood Plan requires that 'Any new development or alteration to an existing structure that affects, or has the potential to affect a heritage asset (whether designated or undesignated) will be required in its design, scale and materials to conserve or enhance the significance of the heritage asset, the wider historic character of Emsworth, and to have regard to the design guidance within this neighbourhood plan.'

- 7.7 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent. 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.
- 7.8 Paragraph 201 of the NPPF 2023 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise.
- 7.9 The Emsworth Conservation Area is significant because it comprises an old town located between two small creeks (adapted for mill ponds), with a medieval layout of streets and alleyways. It grew in importance from the 13th century and was especially prosperous in the 18th century as a port with fishing and trade.
- 7.10 No. 36 South Street (Grade II Listed Building to the west of the application site) is significant as it comprises a group of 4 C18 cottages with early C19 detailing,
- 7.11 The application works would involve the enlargement of existing skylight windows, A log burner flue and front dormers infill to the existing apartment. Due to the siting of the application site within the conservation area, the Council's Heritage Officer was consulted, furthermore, the Chichester Harbour Conservancy was consulted due to the siting within the National Landscape (AONB).
- 7.12 The works seeks the installation of 3 skylight windows on the rear elevation that are approximately 0.6m bigger than the existing windows. These would not be readily visible on the streetscene and is considered acceptable regarding its impact upon character of the locality and upon the host dwelling. Given that these would not be readily visible there would be no material harm to the character of the Conservation Area and National Landscape (AONB). Whilst the skylights may be visible from No. 36 South Street, they would replace existing skylight windows and therefore it is considered that there would be no harm to the setting of the nearby Listed Building.
- 7.13 In terms of the proposed flue, it would not exceed the ridge height and therefore would not be unduly prominent upon the host dwelling, furthermore, it would be in a matt black finish. This is considered acceptable and would preserve the character of the Conservation Area and conserve the qualities of the National Landscape (AONB). The introduction of a modest scale and muted coloured flue on the residential property would not result in harm to the setting of the nearby Listed Building. This is considered acceptable.

- 7.14 Whilst the application site is enclosed within a residential mews, accessed from South Street, the front elevation is still visible from South Street. In terms of the proposed infill to the front dormers to the existing apartment. The superseded plans proposed a front dormer infill, to create a continuous dormer arrangement to the front elevation. There was concern from both the Council's Heritage Officer and the Chichester Harbour Conservancy regarding the originally proposed new, joined up dormer infill which would have created a large, bulky flat roof structure on the front roof elevation. The existing dormers are currently considered subservient and visually unobtrusive, though it is noted that there are larger, flat roof dormers in the conservation area, however, these are mainly restricted to the rear roof elevations. Overall, the dormer in the original plans, was objected to by both these consultees due to the impact on the conservation area and upon the National Landscape (AONB).
- 7.15 Subsequently, following negotiations, the agent submitted amended plans splitting the dormers up. This was considered by the Council's Heritage Officer to be an improvement, as it would not be a long flat roof extension on the principal elevation, and would improve what is already there. The Chichester Harbour Conservancy additionally following the amended plans updated their recommendation to provide no objection to the dormer stating "As such, their impact on the National Landscape and the character and appearance of the Emsworth Conservation area is considered to be compliant with the Borough Development Plan". In light of the Heritage Officer's view that this would be an improvement on what is already there and that it would not harm Emsworth's heritage assets, and that the Chichester Harbour Conservancy considers the amended plans to be acceptable with regards to bulk upon the Emsworth Conservation Area and the National Landscape (AONB), planning officers are now of the opinion that the proposal would have an acceptable impact upon Emsworth's heritage assets and the AONB.
- 7.16 The design and appearance of the proposal is deemed appropriate and would not result in material harm to the visual amenity of the host dwelling and streetscene. Furthermore, the proposal would preserve the character and appearance of the Conservation Area and would not harm the preservation of the setting of the nearby Listed Building. Therefore, there would be no material harm to the significance of these heritage assets. The proposal would conserve the special characteristics of the National Landscape (AONB). The proposal would therefore accord with Policies CS11, CS12 and CS16 of the HBLP (Core Strategy) and ENP_D1 and ENP_H1 of the Emsworth Neighbourhood Plan. Furthermore, it would accord with the requirements of the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.17 To the Southern side of the application site are properties at No 3 and 4 Sea View Cottages. The dormer infill is not considered to have neighbourly impacts as it would not increase fenestration, overlook or overshadow any neighbours. The flue following communication between Environmental Health, the planning officer and the agent, did not receive an objection in regards to neighbourly impact, however, an informative will be added if permission is forthcoming warning the applicants of potential nuisance regarding fumes. Due to the proposed skylight windows of this application, it is considered that it is important to assess the impacts upon Nos 3 and 4 Sea view cottages.

Nos 3 and 4 Sea view cottages

- 7.18 On the site visit to Nos 3 and 4 Sea View cottages, it was confirmed that the view of the windows would be shielded by boundary treatment between the sites. Additionally as the windows are already there and only being enlarged, it is not considered to create additional overlooking concerns and therefore would be considered acceptable.
- 7.19 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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.
- (iv) Smoke nuisance
- 7.20 Due to the Flue, Environmental Health was consulted during this application. Environmental Health was originally unable to support the application without knowing the type of appliances and fuel intended to be used and the siting in relation to the consideration of prevailing winds and proximity of any potential smoke sensitive receptor this was not provided by the agent. Following communications between the agent and Environmental health, Environmental Health withdrew their objection, and asked for informatives be added if permission is forthcoming.

8 Conclusion

- 8.1 The proposed works are considered to have a limited and acceptable impact on the neighbouring properties. The design and appearance of the proposal is deemed appropriate and would not result in material harm to the visual amenity of the host dwelling and streetscene. Furthermore, the proposal would preserve the character and appearance of the Conservation Area and would not harm the preservation of the setting of the nearby Listed Building. Therefore, there would be no material harm to the significance of these heritage assets. The proposal would conserve the special characteristics of the National Landscape (AONB). On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01030 with 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:

Drawing Number: 1669-P-01: EXISTING PLANS AND ELEVATIONS: Dated 20/12/2023

Drawing Number: 1669-P-02 :AMENDED SITE AND LOCATION PLAN: Dated 22/04/2024

Drawing Number: 1669-P-03:AMENDED FLOOR/ROOF/ELEVATION PLAN: Dated 22/04/2024

Reason: To ensure provision of a satisfactory development.

- 3 The dormer infill panels shall match those on the existing dormer as far as practically possible.

Reason: Having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.

- 5 The Flue shall externally feature a matt black finish as far as practically possible.

Reason: Having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.