
Site Address:	Sunnyfields, St Peters Road, Hayling Island, PO11 0RT		
Proposal:	Deconstruction and rebuilding of damaged South chimney stack in a conservation area.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00048	Expiry Date:	19/03/2024
Applicant:	Mr Reader		
Agent:		Case Officer:	Bethany Crowther
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located to the east of St Peter's Road and comprises a detached chalet bungalow set back from the road, with on site parking to the front. The property is constructed from brick with a clay tile roof and pitched roof front dormer window. The property features two, tall brick chimney stacks either side of the pitched roof with clay pots.
- 1.2 The application site is located within St Peters Conservation Area.

2 Planning History

01/64561/003 - Demolition of existing garage and construction of 2-storey detached double garage with sun room and store at first floor level., REF,18/06/2001
01/64561/004 - Refurbishment and alteration to existing garden store (as amended by agents letter received 4 September 2001)., PERM,28/09/2001
01/64561/002 - Demolition of existing garage and erection of two storey detached outbuilding to provide double garage, with garden store., PERM,12/04/2001
99/64561/000 - Single storey rear (east) extension, PERM,16/09/1999
99/64561/001 - Single storey extension for swimming pool to south elevation, PERM,18/02/2000
APP/18/01217 - Reduce top 6No.Leylandii by 1-2m, reduce south side of hedge 1-2m as needed; Reduce overall 2No. Yew by 0.6m overall to old pruning points; Reduce overall 1No. Elderberry by 1m to old pruning points; Reduce overall 1No.Field Maple by 2.5m to re shape, remove lowest large stem situated in the north west sector of outer canopy and remove 1 x smaller stem north east sector and crown lift to 2.6m; Crown lift 3No.Oaks to 2.6m, reduce by 1.5m-2.5m overall to improve shape; Reduce 1No Beech by 1.5-2.5m overall to reshape, crown lift to 2.5m; Reduce top 1No. Cedar by 1m and crown lift to 1m. Remove any dead, crossing or epicormic branches as necessary from all above trees. All within Conservation Area of St Peters., RNO,08/01/2019
APP/22/00192 - Crown reduce 1No. Eucalyptus (T1) by 8M height and 3M spread, leaving a remaining height of 17M and a spread of 7. Crown raise 1 No. Oak (T2) to 4M; reduce crown height by 3M and spread by 2M leaving a remaining height of 10M and spread of 4M. Crown reduce 1No. Beech (T3) by 4M and Eastern spread by 2M leaving a remaining crown height of 12M and a lateral spread of 5M. Within Conservation Area of St Peters., RNO,09/05/2022

3 Proposal

Deconstruction and rebuilding of damaged South chimney stack in a conservation area.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
St Peter's Conservation Area Appraisal 1993

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: St Peters

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposal is to rebuild the chimneys like for like, to a height of 2.3m, retaining and reusing the existing bricks on the west and south elevation and new matching bricks on north and east elevations if required. These are the elevations which face away from the streetscene. Several photos showing the existing chimney stacks have been submitted with the application.

Overall, it is a positive step that the chimneys are being rebuild to their existing design, as they contribute to the character of the dwelling and the conservation area. Subject to the use of appropriate materials, the proposal would meet the test of Section 72 of the TCPA 1990 in that it would preserve and enhance the special qualities of the conservation area. The proposal would also accord with the relevant national and local planning policy.

Conclusion

NO OBJECTION subject to the following condition:

1. Any new bricks required for use on the rebuilding of the chimney stacks, must match in type, colour and texture to the existing bricks of which photographic samples have been provided.

Reason: in the interests of the character of the conservation area.

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

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: 02/02/2024

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 conservation 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 acceptable in principle subject to development management criteria.

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

7.3 Paragraph 201 of the NPPF requires LPAs to 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. The site is located within the St Peters Conservation Area. St Peters Conservation Area is significant because it encompasses North Hayling and early settlement in a rural settling, with 8 Listed Buildings including St Peter's Church.

7.4 The design of the proposed chimney stack is considered in keeping with the Conservation Area and in context with the main dwelling. The Conservation Officer has raised no objection subject to a materials condition.

7.5 Thus, it is considered that the proposed works would be appropriate within its local historic context, namely the St Peters Conservation Area. The proposal would not harm the significance of the Conservation Area and would preserve its character. The design and appearance of the proposal is deemed appropriate in context to the main

building and would not result in an adverse impact on the visual amenity of the locality. The proposal would meet the requirements of Policy CS11 and CS16 of the HBLP (Core strategy) and the NPPF. Furthermore, insofar as the statutory duties imposed by Section 72 (1) of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving the character or appearance of the Conservation Area are satisfied.

(iii) Effect on neighbouring properties

- 7.6 The proposed rebuild of the chimney is considered to not lead to any harmful impacts in terms of loss of light, outlook or privacy to the neighbouring properties.
- 7.7 Consequently, it is considered that the proposal will 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.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the Conservation Area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00048 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:

PHOTOS OF CHIMNEY 1 - 6 - UPLOADED 23/01/2024
LOCATION PLAN AND BLOCK PLAN
APPLICATION FORM - UPLOADED 22/01/2024

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 Any new bricks required for use on the rebuilding of the chimney stacks, must

match in type, colour and texture to the existing bricks of which photographic samples have been provided, unless otherwise agreed with the Local Planning Authority in writing.

Reason: In the interests of the character of the conservation area and in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.