

DELEGATED OFFICER REPORT

Site Address:	6 Chequers Quay, 37 Queen Street, Emsworth, PO10 7AD		
Proposal:	Installation of replacement windows.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00690	Expiry Date:	13/11/2024
Applicant:	Mr Gibb-Gray		
Agent:	Mr Farr	Case Officer:	Denise Sheath
	Applecore PDM		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Chequers Quay, 37 Queen Street, Emsworth, forms part of a development of flats from the 1990s and is located south of the eastern entrance via the Hermitage Bridge. The application site is located within Chichester Harbour National Landscape and the Emsworth Conservation Area.

2 Planning History

98/63511/000 - Conservatory to west elevation. PERM - 26/08/1998

3 Proposal

Installation of replacement windows.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990

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

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)
ENP_D2	(Height, Mass & Materials)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester District Council

Chichester District Council has no comment to make on this application.

Chichester Harbour Conservancy - Initial Comments:

OBJECTION

The proposed replacement windows and doors, due to their failure to replicate the design and pattern of glazing bars on the existing windows and doors, would be at odds with and would detract from the character and appearance of the building, failing to conserve and enhance the character and special qualities of the Emsworth Conservation Area and Chichester Harbour National Landscape, contrary to Local Plan Policies CS11 and CS12, the AONB SPD, and National Planning Policy Framework paragraph 182

Reason Justified:

This property forms part of a development of flats from the 1990s and is located within Chichester Harbour National Landscape and the Emsworth Conservation Area. Careful attention has been paid to the design, appearance and finishes of the buildings, and particular attention needs to be paid to any alterations to ensure that they are sympathetic to the building and consequently that they conserve and enhance the character and appearance of the Conservation Area and the special qualities of the National Landscape.

Whilst there is no objection in principle to the replacement of the existing timber windows, nor to the principle of UPVC windows with foils as these intend to replicate the appearance of wood (and we acknowledge that some of the windows have already been replaced, such as the lounge French doors), we are concerned that the proposals make no attempt to replicate the Georgian glazing bars of the glazed doors or the simple glazing bars of the smaller windows. These form part of the character of the whole building and if replaced with plain glass panes, this would be at odds with other windows and doors within the development, and overall would detract from the character and appearance of the building, failing to conserve and enhance the character and special qualities of the Conservation Area and National Landscape, contrary to Local Plan Policies CS11 and CS12, the AONB SPD, and National Planning Policy Framework paragraph 182.

Chichester Harbour Conservancy - Further Comments:

Holding Objection:

The revised plans show a thin black line running horizontally across the windows, but it is not clear whether this would be a proper external glazing bar to match the other windows in the building. We would remove our objection if this is demonstrated on the drawings and confirmed in writing, but the current plans unfortunately do not demonstrate this. Having said this, we are happy to defer to the Council including the Heritage team to ensure that a sympathetic replacement window design is secured under this application.

Reason Justification:

This property forms part of a development of flats from the 1990s and is located within Chichester Harbour National Landscape and the Emsworth Conservation Area. Careful attention has been paid to the design, appearance and finishes of the buildings, and particular attention needs to be paid to any alterations to ensure that they are sympathetic to the building and consequently that they conserve and enhance the character and appearance of the Conservation Area and the special qualities of the National Landscape. Whilst there is no objection in principle to the replacement of the existing timber windows, nor to the principle of UPVC windows with foils as these intend to replicate the appearance of wood (and we acknowledge that some of the windows have already been replaced, such as the lounge French doors), we wish to ensure that any replacements replicate the Georgian glazing bars of the glazed doors or the simple glazing bars of the smaller windows. These form part of the character of the whole building and if replaced with plain glass panes, this would be at odds with other windows and doors within the development, and overall would detract from the character and appearance of the building, failing to conserve and enhance the character and special qualities of the Conservation Area and National Landscape, contrary to Local Plan Policies CS11 and CS12, the AONB SPD, and National Planning Policy Framework paragraph 182.

Chichester Harbour Conservancy - Final Comments

Following the additional information from the agent:

The applicant has confirmed the horizontal bars will be external, in same colour and material as the frames. My understanding from the specs is that they are 'duplex Georgian bars' which are external on both sides of the panes

Chichester Harbour Conservancy's Response:

That sounds fine, I can confirm that the Conservancy removes its holding objection to the application on this basis.

Conservation Officer - Initial Comments (18/10/2024):**Assessment**

A heritage statement has been submitted with the application in accordance with Policy DM20 of the Local Plan.

The proposal is to replace the existing timber windows with white, uPVC replacements. The proposed windows differ from the existing in that they are single pane windows with no glazing bar detailing.

Although the Chequer's Quay development contains several properties within it, there is a uniform and cohesive design in terms of the windows and the proposed to have windows of a different design, would appear out of character with the overall building. The proposed windows would be visible on the elevation facing the Slipper Millpond and the rear elevation which is visible from the public footpath.

The comments from CHC are noted and concurred with in that the proposed replacements would not replicate the simple glazing bars which is a characteristic of the building and as such, the proposed replacements would result in less than significant harm to the Emsworth Conservation Area, as it would detract from the character and appearance of Chequer's Quay.

If the window design can be amended to reflect the existing windows, then the application can be supported on heritage grounds.

Overall, it is considered that the proposal would result in less than significant harm to the Emsworth Conservation Area, in respect of the NPPF 2023 and would not be in accordance with Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 and the relevant parts of the, the NPPF and the adopted Local Plan.

Conclusion**OBJECTION**

Conservation Officer - Final Comments

Further to my response dated 18/10/24 and the amended design for the replacement windows, I now withdraw the previous objection and am of the view that the application can be supported on heritage grounds and will not result in harm to the Emsworth Conservation Area.

Countryside Access Team

Thank you for consulting Hampshire Countryside Service, the Highway Authority for Public Rights of Way (PROW), on this planning application.

Vehicle and pedestrian access to the property utilises Havant Public Footpath 701, which runs south from Queen Street to the county border just south of the covered section of path. The PROW must remain accessible to the public at all times during the proposed works with no obstruction or hazard from vehicles, equipment etc associated with the works.

With due regard for the above, we raise no objection to the proposal.

Emsworth Residents Forum

No comments received

Environment Agency

No comments Received

Open Space Society

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: 20

Number of site notices: 2.

Statutory advertisement: 27/09/2024

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 character of the Conservation Area and National Landscape
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(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. With regards to development in designated conservation areas, 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.

(ii) Appropriateness of design and impact on the character of the Conservation Area and National Landscape

- 7.3 The proposal is to replace the existing timber windows with white, uPVC replacements. Following receipt of an amended plan the proposed window frames will now include a external glazing bar detailing which would be in keeping with the window designs of the other properties within Chequers Quay and with the amended design retaining the character with the overall building. The heritage team were consulted as part of the application process and have concluded that the application can be supported on heritage grounds and would not result in harm to the Emsworth Conservation Area. Similarly, with the inclusion of the external glazing bar detailing the concerns of Chichester Harbour Conservancy have been addressed and it can be concluded that the proposals would conserve and enhance the special qualities of the National Landscape.
- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and its surroundings, and is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12 and CS16 of the HBLP (Core strategy), Policies H1, D1 and D2 of the Emsworth Neighbourhood Plan, the National Planning Policy Framework and Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality or character of the Emsworth Conservation Area.

(iii) Effect on neighbouring properties

- 7.5 The proposals would result in no change to the current mass, bulk, or overlooking of the host property to any of the neighbouring properties. The proposed works are therefore not considered to have an adverse impact on residential amenity.
- 7.6 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.

(iv) Biodiversity Net Gain (BNG)

7. It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 **Conclusion**

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

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00690 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:

Heritage and Planning Statement - Received 14 August 2024

Location Plan - Received 18 September 2024

Block Plan - Received 14 August 2024

Window Specification - Received 18 November 2024

Window Bar Information - Received 21 January 2025

Numbered Overview Photographs - Received 14 August 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.