

DELEGATED OFFICER REPORT

Site Address: 7 Queen Street, Emsworth, PO10 7BJ
Proposal: Single storey rear extension. Modification of approved scheme APP/22/00987 & APP/22/00988.
Application Type: Full Planning Permission
Application No: APP/24/00768 Expiry Date: 07/11/2024
Applicant: Mr & Mrs Crick
Agent: Mr Helyer Case Officer: Jennie Fox
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 7 Queen Street, Emsworth, PO10 7BJ is a late C18, end of terrace, 3-storey property which is Grade II listed and located to the south side of Queen Street in the Emsworth Conservation Area. The front of the property faces north-west and is hard on the pavement, close to the junction with King Street and High Street. The building has previously been extended at the rear with a glazed, pitched roof extension and to the side along the south-west boundary. To the rear of the house is a walled garden with a detached outhouse. The main house is arranged over 4no. floors including the basement and is finished in render with a plain clay tile roof.
- 1.2 The area surrounding the application site is comprised of a mix of two and three storey buildings. The northern side of Queen Street where it meets King Street and High Street has several shopfronts at ground floor and is late C18 in style. Further along Queen Street to the north-east there are more modern commercial and residential properties. The southern side of Queen Street where the application site is located is residential. The site is also located within the Chichester Harbour National Landscape (formerly AONB).

2 Planning History

01/54973/002 - Listed Building Application for replacement bay window with French doors to rear of property., PERM, 14/09/2001
96/54973/001 - Listed Building Application for the retention of 3 replacement casement windows on west elevation and 2 replacement sash windows to dormers on north elevation, PERM, 07/01/1997
90/54973/000 - Remodelling existing dormer window in rear (south) roof slope., PERM,
05/54973/003 - Single storey rear extension. Increase in size of existing single parking space., PERM, 15/08/2005
05/54973/004 - Listed Building Consent for single storey rear extension. Increase in size of existing single parking space., PERM, 15/08/2005
06/54973/005 - Listed Building consent for minor alterations to party wall pursuant to permission 05/54973/004 to extend existing building., PERM, 10/07/2006
APP/21/01100 - Proposed rear fenestration alterations; lowering of existing basement floor level; installation of solar panels., PERM, 18/11/2021

APP/21/01101 - Listed building application for internal alterations; proposed rear fenestration alterations; lowering of existing basement floor level; installation of solar panels., PERM,18/11/2021
 APP/22/00986 - , UNK,
 APP/22/00987 - Single storey rear extension., PERM,06/12/2022
 APP/22/00988 - Listed building consent for single storey rear extension., PERM,06/12/2022
 APP/24/00769 - Listed Building application for single storey rear extension. Modification of approved scheme APP/22/00987 & APP/22/00988., DEL,

3 Proposal

Single storey rear extension. Modification of approved scheme APP/22/00987 & APP/22/00988.

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
 Chichester Harbour Management Plan 2024-2025
 Chichester Harbour AONB Joint SPD

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)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: Grade 2
 Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Recommendation – No objection, subject to respective re-imposition of the planning conditions attached to decisions APP/22/00987 & APP/22/00988.

Officer reasoned justification

I visited the site on 14 October 2024 and had regard to the policy framework* below and submitted photographs in making these comments.

End of terrace town house, built as early as 1768, Grade II Listed# in 1952, located within Character Area 'A' of Emsworth Conservation Area. It would seem the property was generally Listed for its street façade.

Enclosed yard provides a gap to property to south-west, where one can obtain a glimpse of the rear projection.

Property either side is Listed as are several opposite and others whose plots abut to the rear. No other public vantage points of the rear of this property.

I note The Conservancy raised no objections to applications APP/22/00987 & APP/22/00988 and that approvals were previously given for a rear extension under decision 05/54973/003, on 15.8.2005.

The adjustment proposed to the previous approvals is very minor and seems to comprise an infill between a W.C. and outbuilding, also slightly squaring-off the outbuilding and moving the door into it.

No historic fabric of the building would be lost.

The proposals are sympathetic to the fabric and integrity of the Listed Building and completely sub-ordinate to the host dwelling. They would have no adverse impact to the Chichester Harbour National Landscape (NL – formerly AONB), where the character and appearance of the Emsworth CA would be preserved, subject to being executed with good quality building materials, as set out on the bottom of the 7 the page of the submitted Helyer Davies supporting statement.

Conservation Officer

Site / Location

The application site comprises a late C18, end of terrace, 3-storey property which is Grade II listed and located on Queen Street in the Emsworth Conservation Area. The building has previously been extended at the rear with a glazed, pitched roof extension. To the rear of this is a walled rear garden. The house is arranged over 4no. floors including the basement, which currently has a lowered head height.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

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 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall 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.

National Planning Policy Framework (revised November 2023)

Chapter 16 of the NPPF relates to the Historic Environment including paragraphs 195 – 214. The building subject to this application is not listed but is deemed to be a non-designated heritage asset (as set out in the introduction) and therefore the following paragraphs are most relevant to the determination of this application:

Para 207 states that:

‘where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development

Para 208 states that:

‘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, securing its optimum viable use’.

Para 209 states that:

‘The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough

Policy CS11 (4) states that planning permission will be granted for development which: ‘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 CS16 – High Quality Design

Policy CP16 (1a) of the Core Strategy states that:

‘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:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site’.
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.

Policy DM20 (Allocations Plan) - Historic Assets

Policy DM20 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 – Locally Listed Buildings

Assessment

The proposal therefore meets the test set out in Section 72 of the Planning (Listed

Building and Conservation Areas) Act 1990 and the relevant sections / policies of the NPPF and adopted Local Plan.

Conclusion

NO OBJECTION

Councillor Charles Robert

None recieved.

Councillor Grainne Rason

None recieved.

Councillor Reuben Mychaleckyj

None recieved.

Emsworth Residents Forum

None 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: 18

Number of site notices: 1

Statutory advertisement: 11/10/2024

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) Impact on visual amenity, the National Landscape and heritage assets
- (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. There is an extant planning permission and listed building consent for a single storey rear extension approved under APP/22/00987 and APP/22/00988 respectively. The main difference between the current application and that previously permitted is that the

extension would have a larger footprint and would fully infill the gap between the dwelling and the outbuilding.

(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 comprises 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 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 The significance of 7 Queen Street, which is a Grade II Listed Building lies in its C18 architecture. The listing entry is as follows; *'House. Late C18. Stucco, with a tile roof. 2 storeys and attic, 3 upper windows. Brick dentil eaves, 2 modern flat-roofed dormers. Sashes in exposed frames, with cambered heads, 3-light splayed bay to the ground floor (east side), with a dentilled cornice. Doorway has a moulded cornice on carved*

brackets, eared architrave, 7-panelled (3-top-glazed) door, above 3 stone steps, and wrought-iron plain side rails'.

- 7.11 The proposal is a small single storey addition that would infill the area between the rear elevation and an existing rear outhouse. The single storey addition would provide a ground floor cloakroom with access to the garden. The single storey addition would be in brick to match the existing utility with a flat lead roof featuring traditional mopstick joints, which is deemed to be in keeping with the host dwelling.
- 7.12 There is also a small proposed alteration to the existing outhouse, as the existing outhouse door would be blocked by the proposed addition. The proposals show a new door in place of an existing bay window that faces north-east into the garden. The Council's Conservation Officer has reviewed the application and has raised no objection. The Chichester Harbour Conservancy has also raised no objection subject to conditions, these will be appended to the parallel Listed Building Consent.
- 7.13 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. The proposal would preserve the special characteristics of the Listed Building and would preserve the character and appearance of the Conservation Area. Therefore, there would be no material harm to the significance of these heritage assets. Furthermore, the proposal would conserve the special characteristics of the National Landscape (AONB).
- 7.14 The proposal would therefore accord with the requirements of policies CS11, CS12 and CS16 Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations Plan) 2014, policies D1, D2 and H1 of the Emsworth Neighbourhood Plan, the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.15 To the north-east of the application site, and attached to No.7, is No. 9 Queen Street. As the proposals are approximately 9.6 metres from the north-east boundary there is sufficient distance that the proposals are unlikely to have any measurable effect.
- 7.16 To the south-west is No.5 and 5a Queen Street, a semi-detached Grade II Listed building separated from No.7 by an approximately 6.5 metre wide driveway. During a visit to the site, it was noticeable that the driveway of No.5/5a slopes up from Queen Street whilst the proposed section for the single storey addition shows it at a lower level than the host dwelling. Due to the difference in ground levels and the presence of a high boundary wall, the proposed single storey addition would not be visible either from the street or the neighbouring properties at No.5 and 5a.
- 7.17 Further to the south-west is No.4 King Street, the rear garden of which faces the application site. The proposed single storey addition would be approximately 15 metres from the dwelling at No.4 and would also be obscured by a high boundary wall, as noted in 7.16 above. The proposal would therefore have little to no impact on No. 4.
- 7.18 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)

- 7.19 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 area, and would have a limited and acceptable impact on the neighbouring properties. The proposal would preserve the special characteristics of the Listed Building and would preserve the character and appearance of the Conservation Area. Therefore, there would be no material harm to the significance of these heritage assets. Furthermore, 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/24/00768 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:

EXISTING AND PROPOSED PLANS 21093-500
EXISTING AND PROPOSED ELEVATIONS AND SECTION 21093-501
Combined Design and Access Statement & Heritage Statement

Reason: - To ensure provision of a satisfactory development.