
Site Address:	30 King Street, Emsworth, PO10 7AZ		
Proposal:	Proposed ramp and raised planters (retrospective application)		
Application Type:	Full Planning Permission		
Application No:	APP/24/00101	Expiry Date:	16/04/2024
Applicant:	Mrs Sally Whardle c/o agent		
Agent:	Mr T Davies Helyer Davies Architects Ltd	Case Officer:	Denise Sheath
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached three storey dwelling located on the north-eastern side of King Street, set in substantial, walled grounds that extend up to the waters edge with Emsworth Channel and the Mill Pond to the east. It is a Grade II Listed Building, located in Emsworth Conservation Area. The Listing details state:

Wharf House: House. Early C19. Brick, with a tile roof. Symmetrical front (west) of 3 storeys, 3 windows. Yellow brick in Flemish bond, parapet with stone coping, brick band with coupled brick dentils, rubbed flat arches. Sashes in reveals, ground floor bows of 3 lights within framework of cornice and moulded architrave. Doric porch with fluted columns and ½ columns (now glazed), moulded door-frame and 6-panelled door, on 3 stone steps. Symmetrical rear elevation of 3 storeys, 3 windows, red brickwork, and sashes.

The immediate area is characterised by other residential development and includes other adjacent Listed Buildings. A public footpath runs along the northern boundary of the site, linking King Street to the waters edge. The site falls within Chichester Harbour AONB and where adjacent the waters edge the site is partly within flood zones 2 and 3.

The house is set back from King Street by about 10m. There is a high curved boundary brick wall to King Street.

2 Planning History

01/50714/005 - Erection of replacement cupola (incorporating clock faces to all four elevations) on existing detached garage/store to rear. PERM - 26/03/2001

01/50714/006 - Application for Listed Building Consent for erection of replacement cupola (incorporating clock faces to all four elevations) on existing detached garage/store to rear. PERM - 26/03/2001

96/50714/004 - Reduce height of line of Cypresses by 3 metres maximum and reduce height of 1 Eucalyptus and 1 Poplar by 40% - all within Emsworth Conservation Area. RNO - 12/03/1996

05/50714/007 - Notification of intention to crown reduce by 25% a Monterey Cypress Tree within the Emsworth Conservation Area. RNO - 07/03/2005

08/50714/008 - Crown reduction of 25% a Macrocarpa, a Horse Chestnut and 2No. Rowan Trees all within the curtilage of 30 King Street within Emsworth Conservation Area. RNO - 17/03/2008

APP/14/00578 - Reduce height by 3.5m and width by 1m 1No. Macrocarpa; Fell 2No. Leylandii; reduce height by 8m and width by 1m 1No. Leylandii, and reduce height of Leylandii hedge by 6m to previous pruning points. All within Emsworth Conservation Area. RNO - 08/07/2014

APP/20/00004 - Rowan (marked T1) reduce crown height by 3 metres and spread by 1 metres, to previous pruning points. Horse Chestnut (marked T2) reduce crown height and spread by 3 metres overall, to previous pruning points. Rowan (marked T3) reduce crown height by 2 metres and north section by 2 metres, to previous pruning points. Macrocarpa (marked T4) Reduce crown height and spread by 3 metres overall, to previous pruning points. Rowan (marked T5) Reduce crown height by 3 metres and east sector by 2 metres, leaving crown height of 8 metres and crown spread of 4 metres. All within the Conservation Area of Emsworth. RNO - 03/03/2020

APP/20/00274 - Alterations to listed dwelling including the relocation of the existing entrance gate from King Street; replacement of the existing conservatory with a single storey extension with new and replacement roof lights; and addition of 400mm high trellis along top of part of the boundary wall. PERM - 09/10/2020

APP/20/00275 - Listed Building Consent for alterations to listed dwelling including the relocation of the existing entrance gate from King Street; replacing the existing conservatory with a single storey extension with new and replacement roof lights; and addition of 400mm high trellis along top of part of the boundary wall. Request to discharge condition 4 (4a, 4b, 4c and 4d) (received 29/04/2022). Request to discharge condition 3 (rcvd 17.01.23). PERM - 09/10/2020

APP/23/00172 - Partial demolition and re-construction of existing brickwork boundary wall to listed dwelling. PERM - 05/07/2023

APP/23/00173 - Listed Building Consent for partial demolition and re-construction of existing brickwork boundary wall to listed dwelling. PERM - 10/07/2023

APP/24/00102 - Listed Building Application for retention of access ramp and raised planters. **Officer Comment:** Current 'partner' Listed Building Consent Application

3 Proposal

Proposed ramp and raised planters (retrospective application)

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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_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

NO OBJECTION WITH CONDITIONS

The ramp has been designed and constructed in a sympathetic manner from appropriate materials that have regard to the Conservation Area and the AONB within which the building is situated. We are pleased that planters have been incorporated and would ask that these are planted as soon as possible, to ensure that the character and appearance of the building, Conservation Area and AONB is enhanced.

Conditions:

- 1) Raised planters to be planted in the next available planting season.

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Reasoned Justification:

The ramp has been designed and constructed in a sympathetic manner from appropriate materials that have regard to the Conservation Area and the AONB within which the building is situated. We are pleased that planters have been incorporated and would ask that these are planted as soon as possible, to ensure that the character and appearance of the building, Conservation Area and AONB is enhanced

**Conservation Officer
Assessment**

The rebuild boundary wall is of high quality, displaying good craftsmanship and using an appropriate brick. The railings used are wrought iron painted black which is suitable for the historic context of listed building, Wharf House and the Emsworth conservation area. Planting areas have been included which are yet to be planted up, so if this can be conditioned, that would have a beneficial impact on the visual amenity of King Street.

Conclusion

In summary, it is considered that the works are not harmful to the heritage asset and preserve and enhance the special qualities of the conservation area, meeting the tests set out in Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION

Officer Comment: Full Consultation Response is included on the Council's website.

Emsworth Residents Forum

No Comments Received

Environment Agency

No Comments Received

Historic England

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

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: 08/03/2024

Number of representations received: 1

Comment	Officer Comment
As the application states the ramp and planters have already been built. The remaining area outside the Wharf House wall has been covered with gravel and is currently often being used by residents and visitors to King Street to park one or two vehicles. This area has traditionally been used to park up to 3 vehicles and no parking tickets have been issued. A vehicle parked adjacent to the ramp and planters this week had a parking ticket on it's windscreen. Please clarify the issue of ownership of this land and the current advice to residents, tradesmen and visitors regarding parking and whether or not they are at risk of receiving a fine for parking next to the ramp and planters recently erected on King Street in front of the Wharf House wall. [redacted].	The gravel area is within the ownership and curtilage of Wharf House. Any parking tickets issued would not be a material planning consideration for this application and it is advised that the issuer of said tickets are contacted.

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 and appearance of the Listed Building and Emsworth Conservation Area / AONB
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site is located within Emsworth Conservation Area and Wharf House is a Grade 11 Listed Building and this requires additional consideration under the Planning (Listed Buildings and Conservation Areas) Act 1990.

(ii) Impact upon the character and appearance of the Listed Building and Emsworth Conservation Area / AONB

7.3 Sections 16 & 66 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.

- 7.4 Section 72 of the 1990 Act 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.
- 7.5 The proposal is for the retention of a ramp and raised planters located along the south western boundary of the application site. The ramp and planters have been designed and constructed in a sympathetic manner using appropriate materials, the railings attached to the ramp are wrought iron painted black which are considered suitable for the historic context of listed building, Wharf House and the Emsworth Conservation Area and the Area of Outstanding Natural Beauty (AONB) within which the building is situated. The works are also sympathetic to the listed building in terms of design and materials.
- 7.6 A condition has been recommended to ensure the planters are planted as soon as possible, to enhance the character and appearance of the building, Conservation Area and AONB.
- 7.7 It is therefore considered that the retention of the ramp and raised planters would not be harmful to the significance of the heritage asset and would preserve and enhance the special qualities of the conservation area and the Listed Building, meeting the tests set out in Sections 16, 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas) as well as meeting the requirements of Policy CS16 of the HBLP (Core strategy) 2011.

(iii) Effect on neighbouring properties

- 7.8 The retention of the ramp and raised planters are not considered to have a harmful impact upon the neighbouring properties opposite or adjacent the application site. It is therefore considered that the proposed impact upon these neighbouring properties would be minimal and acceptable.
- 7.9 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).

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 Listed Building and 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/24/00101 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 20 February 2024

Design, Access and Heritage Statement - Received 07 February 2024

Proposed Elevations and Floor Plans - Received 07 February 2024

Reason: To ensure provision of a satisfactory development.