

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 Harbour Conservancy

No objection, subject to clarifying how the (now exposed) rear elevation is to be made good, now that the former rear extension has been removed.

A site visit was made 30.1.2024 and regard had to the policy framework* below.

End of terrace, red brick, two storey house with detached red brick garage to rear. No other site history on-line, but would appear to be of 1960's vintage, possibly early 1970's construction. At the time of my site visit the former rear extension had been removed from the building, leaving a strip of white painted/rendered/plastered brickwork, over the patio doors.

It is unclear from the submitted drawing how this exposed elevation is to be made good.

The rear of the site is only really visible from a private garage court to the west and to a much lesser extent from Frobisher Gardens to the north. Notwithstanding this, this point of detail ought to be clarified to ensure the visual amenities of the Conservation Area are not compromised. The site is not visible from Nile Street so these proposals will have a completely neutral effect on the Chichester Harbour AONB National Landscape.

*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 - 6-8, 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)

SPG/SPD -

Borough Design Guide

Emsworth Design Statement

Emsworth Conservation Area CACA and Management Plan

Joint Chichester Harbour AONB SPD (2017)

Conclusion: NO OBJECTION

Officer Comment: *the following response has been received from the applicant:*

Following the response from Chichester Harbour Conservancy regarding my planning application. Their comments appear positive, however the Conservancy would like clarification about the finish of the back wall.

Following discussion with the Building Company, the ground floor back wall will be rendered with a Webber textured finish. This will cover the different brickwork that is now exposed following the demolition of the extension.

My immediate neighbours have also rendered the ground floor back wall of their house so I feel the finish will not stand out as different.

Conservation Officer, Development Control

Background

The application site is located in School Lane, a modern residential development in Emsworth and within the Emsworth Conservation Area. It comprises an end of mid-terrace, two-storey dwelling of brick and tile construction. To the rear of the property is a small, flat roof conservatory with a first floor balcony.

Proposal

Demolition of existing conservatory and erection of single storey, rear extension and a first-floor window alteration.

Legislative and Policy Context

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

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.

NPPF (December 2023) - Chapter 16

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 - Locally Listed Buildings

Officer Response:

The proposal would involve the removal of the ground floor extension. This would increase the space in the rear garden. This would remove the external balcony area about the existing GF extension. The existing first floor French doors would be fitted with a Juliette balcony railing.

Overall, 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

Councillor Grainne Rason

No comments received.

Councillor Lulu Bowerman

No comments received.

Councillor R Kennett

No comments received.

Emsworth Residents Forum

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 character of the area/ Conservation area and AONB
- (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.

7.3 As the site lies within Emsworth Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Appropriateness of design and impact on the character of the area/ Conservation area and AONB

7.4 The proposed works involve the construction of a Juliet balcony and the rendering of the rear elevation at ground level following the demolition of a rear extension with roof terrace. Although the alteration works would mainly be at the rear of property, it would be partially visible from the rear area of School Lane leading to the garages due to the end-of-terrace type and position of the dwellinghouse. Notwithstanding this, the proposal is deemed appropriate and of a modest scale and would not result in an adverse impact to the character of the dwellinghouse and the surrounding area. It is noted some neighbouring properties have similar rendering to the proposed one in this application, at the rear elevation.

7.5 Additionally, the Council's Conservation Officer has raised no objection to the scheme. Comments from Chichester Harbour Conservatory have also raised no objection subject to clarification of the intended works at the rear elevation. The applicant has submitted further information in this regard which have been attached to the approved application documents.

7.6 Overall, the design and appearance of the proposal is deemed appropriate in context to the area and would not result in a harmful impact to the character of the house, the Conservation Area or the AONB. Therefore, it is considered acceptable, meeting the requirements of policies CS11, CS12, CS16 and DM20 Havant Borough Local Plan (Core Strategy). It is considered that the scheme would not result in an adverse impact on the streetscene, the conservation area, the setting of the AONB and the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 By dint of the position and the original dwellinghouse type, it is considered that the alterations to the rear elevation would only be partially visible from the neighbouring properties at the rear. The closest neighbouring property elevation facing the development is located at approximately 9.8 metres. The proposed Juliet balcony replacing the former balcony and window would be facing existing windows at those neighbouring properties, albeit the overlooking level considered to be not materially different from the existing one. Therefore, it is deemed that the proposal would result in a limited and acceptable impact to the neighbouring properties on this side.
- 7.8 To the east side is the adjacent property at No. 15 School Lane. Considering that the proposed development seeks to replace a former roof terrace with a Juliet Balcony of approximately similar dimensions, it is deemed that the proposal would possibly reduce the level of overlooking onto the adjoining property. Furthermore, it is considered that the new Juliet balcony's glass doors would not create views that would be unacceptable, out of the context of a residential area or harmful to adjacent properties.
- 7.9 Consequently, considering the design, the position and the amount of works in the proposed development, it is deemed that the proposal does not appear overbearing or lead to loss of privacy or view or harmful overlooking and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the Havant Borough Local Plan (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. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring properties, the streetscene and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00015, 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:

Location Plan - Uploaded 10/01/2024

5956/500 Site Plan - Uploaded 10/01/2024

5956/2 REV A Proposed Floor Plan - Uploaded 10/01/2024

5956/3 Existing and Proposed Elevation - Uploaded 10/01/2024

Applicant's Materials detail - uploaded 08/02/2024

Confirmation of Render Colour - Uploaded 12/03/2024

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, correspondence and documents, or shall match, in type, colour and texture, those of the existing building so far as practicable. This shall include.

Reason: In the interests of the amenities of the area and having due regard to policy CS16, CS11 and CS12 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.