

Heritage Team Response

Date – 24/11/2022

APP/22/00854

Background

The site is located in Bath Road, which fronts onto the Mill Pond. It is located within the Emsworth Conservation Area. It comprises a detached, white rendered, two-storey property with a slate roof. The property has a Georgian appearance, with symmetrical sash windows and is of historic character. It is not a listed building, but it is classed on the list of buildings of local historic interest. At the rear of the property, various modifications have been made, including the addition of an extension with a first-floor balcony. The property was previously in use as a children's day nursery but is proposed to be used. The rear of the property is highly visible from the promenade which forms the sea wall and which is also used as a public footpath.

Proposal

- Change of use from nursery (Use Class E) to dwelling (Use Class C3)
- Single storey rear extension and timber decking to rear.
- Raising of ridge height of existing single storey rear extension also incorporating internal alterations and insertion and amendments of existing windows.
- Proposed fencing, external flue and air source heat pump.
- Solar photovoltaic panels to south facing main roof pitch

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.

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 – Heritage Appraisals

Assessment:

With regards to the change of use, this does not raise any concerns from a heritage perspective.

The raising of the ridge height of the existing extension, insertion of new windows and the construction of a new single storey rear extension do not raise any concerns. This is because they are in character with the main property and subject to the use of appropriate and high-quality materials, would not be harmful to the property or the wider conservation area.

The proposed flue would be visible and further information is required as to the finish of the flue which can be secured via a planning condition. Further details would also be required for the solar photovoltaic panels to the south facing, main roof pitch. If these are to be finished in matt black or another dark colour, then the visual impact should be limited.

The location of the proposed boundary treatments is shown on the Topography plan. Two of these boundaries will comprise a close board fence, both to be located in the rear garden. One boundary will comprise a half height brick wall, topped with trellis fencing. This would extend between No. 60 and the neighbouring property at No. 58 and be visible from Bath Road. The plans indicate that the brick work will be to match the existing remnants of the wall within the site. This should be acceptable in principle, subject to satisfactory materials samples being provided and agreed.

Overall, the proposals would meet the test of Section 72 of the TCPA 1990 in that they would preserve and enhance the special qualities of the conservation area. The proposal would also accord with the relevant national and local planning policy and the Emsworth Neighbourhood Plan.

Conclusion

No objection subject to the following conditions:

1. Material samples (including fencing / wall details)
2. New window details
3. Details of the finish of the flue and solar panels

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24/11/2022