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Site Address: 6 Dolphin Quay, Queen Street, Emsworth, PO10 7BU  
Proposal: Replacement of window with a door to the south elevation.  
Application Type: Full Planning Permission  
Application No: APP/22/00874 Expiry Date: 28/11/2022  
Applicant: Mr Samuels  
Dolphin Quay LLP  
Agent: Mr Fall Case Officer: Denise Sheath  
PDP Architecture LLP  
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

6 Dolphin Quay, Queen Street, Emsworth, is a detached three storey residential property located to the southern section the Dolphin Quay.

## **2 Planning History**

APP/20/00695 - Variation of S106 Agreement dated 10th December 2018 entered into in connection with Planning Application APP/16/00921 in relation to delay of payment of second affordable housing payment until end of March 2021 due to COVID 19 lockdown. PERM - 03/03/2021

APP/20/00878 - Variation of Condition 2 of Planning Permission APP/16/00921 to vary approved Drawing 27958-PD108F (Street Scene and Section) and supersede with drawing 27958-PD118 (Proposed Site Section / Wider Street Scene) relating to change in sea wall material finish from Brick to Timber Cladding. - PERM 19/11/2020

## **3 Proposal**

Replacement of window with a door to the south elevation.

## **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)  
CS16 (High Quality Design)

### Havant Borough Local Plan (Allocations) July 2014

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

### Submission Version Havant Local Plan

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: Not applicable.

Conservation Area: Emsworth

## **5 Statutory and Non Statutory Consultations**

### **Chichester Harbour Conservancy**

Chichester Harbour Conservancy's Response

NO OBJECTION WITH CONDITIONS

Appropriate planning conditions to control the materials of construction, the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered and applied by the LPA.

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

Planning 'Permitted Development' allowances do not apply within an AONB. 'Permitted Development' works therefore require a planning application to be submitted to the Local Planning Authority for formal consideration.

### **Conservation Officer**

#### **Background**

The application site forms part of a recent new build development located on Dolphin Quay in Queen Street. This comprises a terrace row of traditional style houses on the Queen Street frontage and two, large contemporary design properties at the rear. The site is located within the Emsworth Conservation Area and the Chichester Harbour AONB.

#### **Proposal**

Replacement of window with a door to the south elevation.

#### **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.

#### **Local Planning Policies**

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) 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 (High Quality Design) (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:

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.

### **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**

The proposal is to replace a window on the south elevation with a single glazed door of similar design. This is a very minor form of development which would not be harmful to the visual appearance of the building and therefore, no harm would be caused to the Emsworth Conservation Area or its setting.

As such, no objection is raised.

### **Conclusion**

NO OBJECTION

## **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: 9

Number of site notices: 1\_

Statutory advertisement: 14/10/2022

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 upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the Conservaion Area and ANOB

The proposal is to replace the existing window within the ground floor southern elevation with a single entrance door, the materials to be used will match the existing dark grey aluminum framed fenestration to the property. The proposed alteration would not be readily visible from the public realm and would face on to the Emsworth Mill Pond.

Chichester Harbour Conservancy have advised that a condition relating to dark skies policy should be considered if the application is recommended for approval. As the proposed door will be situated below an undercroft which has a depth of 3m from the rear wall spanning the width of the property, and that the proposed new door is not to a habitable room. It is considered due to the doors position under an undercroft and that the frequency of use of this room would be minimal, the level of light pollution within the ANOB would be very limited and acceptable without the requirement for a condition.

It is noted that the Heritage Team have raised no objection to the proposal. This is considered a very minor form of development which would not be harmful to the visual appearance of the building and therefore, no harm would be caused to the Emsworth Conservation Area or its setting.

(iii) Impact upon residential amenity

It is not considered the replacement door would have any detrimental impact upon the adjoining neighbouring properties and therefore any impact would be considered acceptable

## **8 Conclusion**

The scale, siting and design of the proposed replacement door would have limited and acceptable impact upon the character of the Conservation Area, ANOB, and neighbours and is therefore considered to be appropriate and recommended for approval.

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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00874 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:  
  
Application Form - Received 07 September 2022  
Location Plan, Block Plans, Existing and Proposed Elevations and Floor Plans  
- Drawing No. 18142-PD100 Rev A - Received 04 October 2022  
  
**Reason:** - To ensure provision of a satisfactory development.
- 3 The external materials used 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.