
Site Address: 3 Harbour Way, Emsworth, PO10 7BE
Proposal: Replacement of wooden framed, single glazed windows and back door with white uvpc framed, doubled glazed units on 1st floor maisonette.
Application Type: Full Planning Permission
Application No: APP/22/00601 Expiry Date: 30/09/2022
Applicant: Ms Boon
Agent: Case Officer: Denise Sheath
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a first floor maisonette that is part of a residential block of 4 maisonettes - numbers 1 & 3 and 5 & 7 make up a "pair" of semi-detached style, two storey dwellings, located on the west side of Harbour Way, which is a private cul-de-sac off King Street. The building is constructed pale brick, with a tile hung feature to part of the first floor front elevation, with timber feature panels to part of the first floor rear elevation, beneath a dark tiled hipped roof. The first floor maisonettes have a projecting first floor balcony over garages and front doors below, which currently have white horizontal boarding as their balustrading.

The site falls within the Chichester Area of Outstanding Natural Beauty and the Emsworth Conservation Area.

2 Planning History

None relevant

3 Proposal

Replacement of wooden framed, single glazed windows and back door with white uvpc framed, doubled glazed units on 1st floor maisonette.

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

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Chichester Harbour Conservancy's Response

NO OBJECTION

Although located within the AONB and Emsworth Conservation Area, this is a building of relatively simple / modern design and whilst no plans are shown of the proposed replacement windows and door, the replacements are unlikely to have a significant impact on the character of the building or the natural beauty of the AONB given the design and appearance of the existing windows and doors on the building.

Conservation Officer

The application site is located within the Emsworth Conservation Area. It is located in Harbour Way which is characterised by a 1960's residential development.

The proposal to update the fenestration would not result in harm to the special character of the Emsworth Conservation Area.

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: 10

Number of site notices: 1_

Statutory advertisement: 19/08/2022

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) Appropriateness of design and impact on the character of the area within AONB & Emsworth Conservation Area
- (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.

(ii) Appropriateness of design and impact on the character of the area within AONB & Emsworth Conservation Area

7.3 It is considered that the proposed variation to materials to be used for the single glazed windows and rear door (from wooden frames to upvc double glazed frames) at first floor level, would be in-keeping with other nearby properties, and the waterfront location, and would conserve the character of the Conservation Area and the Area of Outstanding Natural Beauty. The proposal is therefore deemed appropriate in context, meeting the requirements of Policies CS11 and CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

7.4 Due to the nature of the works it is not considered that proposal would result in an additional impact to the neighbouring properties

7.5 Consequently, it is considered that the proposal would have limited and acceptable impact on the area, 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.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and would conserve the character and setting of the Conservation Area and Area of Outstanding Natural Beauty, and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00601 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 - 05 August 2022
Door and Window Brochure - Received 05 August 2022
Door and Window Specification - Received 05 August 2022
Flood Risk Assessment - Received 05 August 2022
Location Plan - Received 05 August 2022
Site Plan - Received 05 August 2022
Front Elevation Photograph - Received 05 August 2022
Rear Elevation Photographs - Received 05 August 2022

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, or 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.