

Site Address: 20 Nile Street, Emsworth, PO10 7EE

Proposal: Replacement of existing conservatory (above retained brick dwarf walls), incorporating part lean-to slate effect solid insulated roof and part flat solid insulated roof with central glazed lantern. (Revised application).

Application Type: Full Planning Permission

Application No: APP/22/00246 Expiry Date: 03/05/2022

Applicant: Mr E Muscat

Agent: Case Officer: Joseph Toole

Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

20 Nile Street, Emsworth, is located to the south side of Nile Street. The application site is a two storey end of terrace property comprising of red brickwork and concrete roof tiles.

The property is located within a residential area with some surrounding properties of similar style and others differing. The application site is located within Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty (AONB).

2 Planning History

02/67085/000 - Single storey side extension., PERM,02/07/2002
03/67085/001 - Extension to existing conservatory., PERM,15/04/2003
APP/21/00996 - Replacement conservatory roof., PERM,16/11/2021

3 Proposal

Replacement of existing conservatory (above retained brick dwarf walls), incorporating part lean-to slate effect solid insulated roof and part flat solid insulated roof with central glazed lantern. (Revised 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)
CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

The Chichester Harbour Conservancy raises no objection to the current submission. 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.

Conservation Officer

Proposal: _

The proposal comprises the following:

- Replacement of conservatory and roof with a slate effect solid insulated roof

Assessment: _

The proposal is to replace the existing conservatory and roof to improve energy efficiency.

Overall, the proposals would meet the test of 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.

Conclusion _

No Objection.

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

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: 12

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 08/04/2022

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 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. The site is also within Chichester Harbour AONB and Emsworth Conservation Area and these matters are considered below.

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

7.3 The proposed development would involve the replacement of existing conservatory (above retained brick dwarf walls), incorporating part lean-to slate effect solid insulated roof and part flat solid insulated roof with central glazed lantern. This is a revision to planning application reference APP/21/00996 which only related to the replacement of the conservatory roof.

7.4 The proposed window panels within the conservatory would be replaced like for like. The proposed slate roof would match part of the existing main house and other roofs of surrounding properties, therefore it is considered to be in keeping with the context of the main dwellinghouse and conservation area/AONB. The Council's Conservation Officer commented on the application raising no objection. A sample was provided in which the Council's Conservation Officer considered acceptable. Overall, the proposals would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which 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. It is considered that the development would preserve the Conservation Area. Furthermore, the Chichester Harbour Conservancy commented on the application raising no objection

- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS11 and CS16 of the HBLP (Core Strategy) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed works are not considered to have a negative impact on neighbouring properties.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours 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/22/00246

- 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
Block Plan/Roof Plan
Existing and Proposed Floor Plans
Existing and Proposed North and West Elevations
Existing and Proposed South and East Elevations
Heritage Statement
Sample

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.