
Site Address: 10 Nile Street, Emsworth, PO10 7EE
Proposal: Proposed front porch, third storey extension with rear balcony, alterations and refurbishment which includes replacement of existing windows
Application No: APP/21/01383 Expiry Date: 09/03/2022
Applicant: Mr Buckingham
Agent: Miss Knight Case Officer: Joseph Toole
Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Nile Street, Emsworth, is a semi detached property located to the south side of Nile Street. The property comprises of cream render and grey roof tiles. Vehicular access is from Nile Street with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design with a mix of two and three storey properties. It is located within Emsworth's Conservation Area and Chichester's Area of Outstanding Natural Beauty (AONB).

2 Planning History

No relevant planning history.

3 Proposal

Proposed front porch, third storey extension with rear balcony, alterations and refurbishment

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

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
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

Recommendation - Objection: Awkward fenestration proportions within mansard roof, making the elevations appear top heavy.

Officer reasoned justification

A site visit was made 14-2-2022 and regard had to the policy framework below in making these comments.

Nile Street is a very narrow street linking South Street and dropping down to Bridgefoot Path. There are a fair number of properties with mansard roof profiles in the street. And their relative height adjoining the street pushes views down the street. The main views are therefore directly to the front from Nile Street and more open views of the rear from the public car park off South Street.

The adjoining house to the east has a mansard roof but is certainly no design exemplar, being a rather negative feature within this part of the Conservation Area. Other properties with Mansard roofs are formed between parapeted fire walls, giving them more definition and cohesive appearance.

The adjoining property to the west is rather unusual and seems to be more commercial in appearance. The application property is already taller than it and the new mansard would not be taller than the existing roof ridge.

It is however the proportions of glazing that would seem disproportionate in the new mansard, where one might expect proportions to decrease the higher up the building one goes.

The inverted dormer to the rear to create a balcony would be particularly eye-catching, seen from the public car park and poorly related to the glazing beneath it.

As such, harm to the character and appearance of the Conservation Area within the AONB landscape is predicted.

Conservation Officer

Proposal:

The proposal comprises several elements, with the main objective being to renovate the building to achieve a more contemporary appearance.

The proposed porch would see the removal of the Georgina style pediment and the construction of a flat roof canopy supported on steel posts. Windows and doors are proposed to be replaced with more contemporary versions and cladding to the underside of the projecting bay windows.

The existing pitched roof would be extended up and outwards to form a zinc mansard

style roof. This would include a front facing window and a balcony at the rear which would be enclosed within the mansard roof structure.

Assessment: _

The proposal would result in the building being increased in height and roof form however, the footprint would remain the same. The increase in height would result in the property appearing similar in design to the surrounding development, which is predominantly three-storey in this particular section of Nile Street. As such, it would not appear out of context. The contemporary design approach, including the zinc roof, would also respect the character of Nile Street and the various modern designs. The balcony would be well concealed within the increased roof and would not be harmful to the context of the conservation area.

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: 6

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

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
Loss of outlook	Please see Section 7.
Loss of light	
Stairwell concerns	The stairwell is considered acceptable

Reduce gap between alleyway	There is already a small gap between the properties and these proposed works are not considered to materially change the situation.
Materials out of keeping with the character of the area	Please see Section 7.
Radically changes appearance of property out of keeping with the conservation area	
Overlooking	

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 Area of Outstanding Natural Beauty
- (iii) Effect on neighbouring properties
- (iv) Parking

(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 Conservation Area and Area of Outstanding Natural Beauty

7.3 The proposed development would involve a front porch and third storey extension with a rear balcony. The existing hipped roof would be altered to a gable end with the same ridge height as the existing property. The third storey would be used as a master bedroom and en-suite.

7.4 The proposed works would involve repainting the existing brickwork and the addition of a zinc roof. The proposed porch would be constructed of steel posts with a timber roof. These alterations are considered to be of an appropriate design and considered inkeeping with the context of the main dwellinghouse, the conservation area and AONB.

7.5 The Council's Conservation Officer commented on the application raising no objection. The Chichester Harbour Conservancy commented on the application raising an objection due to the predicted harm the proposed works would have on the Conservation Area and AONB. This was assessed and it was found that the proposed roof alterations would match the ridge heights of No.s 8, 9 and 11 Nile Street therefore is considered to appear in keeping with the character of the area. The roof design would also match other properties within the area and the proposed porch is considered to be modest in scale. Furthermore, the proposed materials would match No.11 and No.15 Nile Street opposite. Therefore, it is considered to be appropriate within the context of the area.

- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and the character of the area and is therefore considered to be acceptable, meeting the requirements of Policy CS16, Policy CS11 of the HBLP (Core Strategy), D1, D2, D3, H1 of the Emsworth Neighbourhood Plan, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Chichester Harbour AONB Management Plan 2019-2024 and CHC Planning Principles. It is considered that the scheme would conserve the visual amenity of the locality and the AONB.

(iii) Effect on neighbouring properties

- 7.7 To the front there would be a window within the second floor serving the en-suite. These views would face out onto the public highway and the fronts of the properties opposite thus not considered to cause harmful overlooking creating similar views established within the street. Due to the roof alterations not extending above the existing ridge height and its distance from the properties opposite it is considered to be acceptable in terms of massing and impact on light.
- 7.8 On the east side there would be no additional side windows facing No.8 Nile Street. The proposed roof would extend closer to No.8 however as there is no primary use windows on this side it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.9 On the west side there would be no additional side windows facing No.12 Nile Street. It is considered that the proposed roof alterations would not have a negative impact upon No.12.
- 7.10 To the rear there would be a set of doors and a balcony serving the second floor bedroom. These views would face out onto the rear garden and car park. As No.8 Nile Street is set further back it is not considered to cause direct overlooking. No.6 Nile Street wraps around the back of No.8 meaning it backs onto the rear garden of No.10. It is deemed the proposed balcony would mostly overlook the car parking space not the private amenity space and as there is already overlooking at first floor level it would not materially change this overlooking thus considered acceptable. As No.12 Nile Street does not have a garden it would not cause overlooking. It is worth noting there are other balconies within the area.
- 7.11 Consequently, it is considered that the proposal would not appear overbearing or lead to significant 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, D3 and H1 of the Emsworth Neighbourhood Plan.

(iv) Parking

- 7.12 The proposed development would not increase the number of bedrooms therefore it is considered to be acceptable in parking terms.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, Conservation Area, AONB, parking arrangements 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/21/01383

- 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:

Proposed Plans and Elevations - 21184-02
Design and Access Heritage Statement

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.