
Site Address:	1 John King Shipyard, King Street, Emsworth, PO10 7AY		
Proposal:	Revised fenestration with replacement windows along with new balcony to south elevation.		
Application No:	APP/15/01077	Expiry Date:	23/11/2015
Applicant:	Dr Wilkinson	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Emma Chisnall
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 John King Shipyard is an end of terraced dwelling situated within a terraced development containing 3 other dwellings which front onto Chichester Harbour. The north elevation has a small amenity space to the front of the dwelling which is hard surfaced but contains planting, bushes and one small tree. Parking is provided opposite the terrace block which allows one parking space to each dwelling only. Additional parking is available but limited on King Street which is just outside of the site. As the dwelling is located along the harbour edge it is not able to be viewed from the main streetscene and is accessed via a private road.

The use of John King Shipyard is residential and No 1 is situated on level ground with a small south facing garden which leads down towards the harbour. There is a public access pathway to the west of the dwelling which runs along the length of the house down to the sea.

2 Planning History

None recent

3 Proposal

Revised fenestration with replacement windows along with new balcony to south elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Environment Agency:

No bespoke comments to make.

Advice to applicant - Flood Defence Consent Required

Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a main river or any proposed works or structures within 15 metres of a sea defence.

This permission is separate from planning permission and cannot be considered retrospectively.

Please be aware that the Environment Agency has up to two months to determine applications for Flood Defence Consent and you are therefore advised to contact the local Environment Agency Office as soon as possible to discuss making an application. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

Conservation Officer:

My observations on the current proposals are as follows:-

1. I feel the changes to the second floor window and provision of a timber balcony can be achieved without detriment to the building's architectural character.
2. I feel the changes to the ground floor door/window arrangement can be achieved without detriment to the building's architectural character.
3. I consider the changes to the first floor windows detract from the building's architectural character, being out of keeping with the form and rhythm established throughout the current terrace. I do not feel the current window pattern has to be slavishly followed, but the window design does need to reflect the strong vertical window proportions. The new windows will need to be openable units and from the limited information provided the drawing suggests a central pivot or top hung unit. The present pattern of windows throughout this elevation appears to be side hung casements. The current arrangement suits the building design the best. I feel there is a satisfactory compromise, whereby the width of the window opening is enlarged, as shown, but the side hung casement arrangement is maintained. I do not consider a central glazing bar is essential. The casement design will better reflect the established pattern, and by vertically subdividing will achieve window proportions more akin to the development as a whole.
4. The adopted Conservation Area Character Appraisal and Management Plan identifies the replacement of traditional timber windows to upvc as one of the contributory factors which is starting to diminish the area's character. It promotes the imposition of additional planning controls to address this. This is a comparatively modern property, the issue is therefore one of design and

appearance. Upvc units require heavier sections and therefore are chunkier than a traditional timber casement. Aluminium units are more versatile and generally can be constructed using slimmer a profile and less chunky frames, more akin to timber. I note that the existing doors are aluminium. I feel there is an option here to utilise white powder coated aluminium frames using comparable sections to the current units. The slimmer frame will also be of benefit to the applicant by minimising the impact of the casement design on the view.

I can not support the scheme in its current form for the reasons outlined. If amended as set out above, I feel there is an opportunity to address the applicant's primary concerns, while better reflecting the prevailing character of the terrace.

Chichester Harbour Conservancy:

Whilst there is no objection to the new balcony and enlarged opening onto it, the other changes shown are considered harmful. It is considered that the removal of glazing bar detailing to windows and the creation of a sweep of patio doors, rather than the proportions of the south facing living room fenestration would erode the character of the development within this part of the Conservation Area, contrary to the council's Policies and related Guidance and is thus harmful to the character of this part of the Area of Outstanding Natural Beauty. Recommendation: Refusal

Comment:

Plans have been re-submitted taking into account the Conservation Officer and Chichester Harbour Conservancy's comments. It is considered that these changes address the main issues raised from both consultees and will ensure that the changes made to No 1 are in keeping with the style and design of the current development. A condition will be included with the permission to request that samples of materials and finishes for the window frames are submitted prior to any work proceeding at the site to ensure that these details are acceptable.

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: 3

Number of site notices: 0

Statutory advertisement: Not applicable.

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 of the area
- (iii) Impact upon residential amenity

(vi) Impact upon the Area of Outstanding Natural Beauty and Conservation Area

(i) Principle of development

The application site is situated within an urban area which lies within an Area of Outstanding Natural Beauty and a Conservation area. Development can be considered acceptable subject to the usual development control criteria and the additional consideration within such protected areas as considered in (vi) below. The proposal has been submitted to allow the applicant to change the windows within the dwelling to allow the clearest view possible from the south and north elevations. The agent has worked with the case officer to amend the designs of the initial proposal to ensure that the new proposal does not impact the character of the area negatively but allow the windows to be altered.

(ii) Impact upon the character of the area

The agent has worked closely with the feedback from the Conservation Officer and The Harbour Conservancy to submit revised plans which address the main concerns that the original design would cause detrimental harm to the building and its appearance. In regards to the first floor windows the agent has proposed using a casement design with a vertical subdivide to achieve window proportions more akin to the rest of the existing development. The second floor will look similar in design to that of the opposite end of the terrace which will provide symmetry.

The ground floor will be partially screened by the boundary edge in addition to the garden being on a slope. The design proposed is now more in keeping with the neighbours and opposite end of terrace design and will therefore help maintain the rhythm of the fenestration.

The materials proposed will be subject to review before work commences and it has been suggested by the Conservation Officer that a thin aluminium frame would allow additional viewing space within the window whilst maintaining the appearance. A timber frame would also be likely to be appropriate.

(iii) Impact upon residential amenity

As the front space of the north elevation is filled with heavy planting and greenery it is not considered that the changes made to the front of the dwelling would negatively impact any of the neighbours residential amenity. To the south elevation (which looks out to the harbour) it is not considered that the changes made to the ground or first floor windows will cause any negative impact on the neighbours residential amenity. The second (top) floor proposal includes the development of one window to incorporate double doors which open out onto a timber balcony. Due to the height of the window, the angle of the development and the size of the balcony it is not considered that it will lead to the loss of amenity to the neighbours.

It is considered that the balcony would have an attractive and in similar design to the opposite terraced dwelling.

(iii) Impact upon the Area of Outstanding Natural Beauty and Conservation Area

No 1 John King Shipyard is set in a beautiful location within the Area of Outstanding Natural Beauty with the south elevation facing out to the Chichester harbour. It is important that any design submitted does not detract from the character of the building

and ensures that the symmetry between the dwellings is retained. Plans have been revised which incorporate some changes requested from the Conservation Officer and the Chichester Harbour Conservancy regarding the original proposal. It is considered that the new proposals will ensure adequate protection is in place to ensure that the materials and finishes of the windows are checked before development takes place and that the designs are in keeping with the area. The development is considered to preserve the character of the Conservation Area.

8 **Conclusion**

The proposal has been adapted to ensure that the proposed windows and balcony do not detract from the current developments design. It is considered that the revised plans encourage a positive symmetry to the development whilst providing the amenity the applicant requires. It is therefore considered that this application can be considered for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01077

(A) 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 Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing Elevations Plan: Drawing No EX_02
Existing Ground, First and Second Floor Plan: Drawing No EX_01
Revised Proposed Ground, First and Second Floor Plan Received 11.11.15.
Drawing No: P_01 A
Revised Proposed Elevations Plan Received 11.11.15. Drawing No: P_02 B
Location and Block Plan: Drawing No P_03 A (Excluding Proposed South View from Foreshore)

Reason: To ensure that the development is completed satisfactorily in all respects and is in accordance with conditions 1,2,3 and 4.
- 3 Notwithstanding any description of materials in the application the development hereby permitted shall not take place until samples and a full specification of the materials and finishes to be used for the window frames have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour, finish and texture of the materials. Only the materials so approved shall be thereafter be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

