
Site Address:	20 Nile Street, Emsworth, PO10 7EE		
Proposal:	Replacement conservatory roof.		
Application No:	APP/21/00996	Expiry Date:	21/10/2021
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.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision

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

3 Proposal

Replacement conservatory roof.

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

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

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

Given the backdrop and setting of the built-up area, the works to the street scene would be unlikely to be noticeable. The relatively small scale of the proposed works would have a visual impact within the site, but only a minimal visual appearance within the local area. The proposal is considered to have little significant visual impact on the AONB protected national landscape or be demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area.

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

Appropriate planning conditions to control the materials of construction, the finished appearance should be considered by the LPA.

Conservation Officer

Assessment: _

The proposal is to replace the existing glazed roof on the conservatory with slate 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 _

Subject to the following condition, no objections to the application are raised from a heritage perspective.

1. Details and or samples of all external materials to be provided prior to construction.

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: 1

Statutory advertisement: 24/09/2021

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 replacing the conservatory roof from hardwood glass to a solid slate roof.

7.4 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 subject to samples being provided and approved by the Local Planning Authority prior to the commencement of the works. This has been agreed by the applicant and a condition to this effect has been added to the decision. 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 with a recommendation of materials being approved by the Local Planning Authority. This has been conditioned to the application.

- 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 roof alteration would be the same height as the existing conservatory roof and as a result is 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 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/21/00996

- 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:

Existing and Proposed Floor Plans - 01
Existing and Proposed North and West Elevations - 02
Existing and Proposed South and East Elevations - 03
Location Plan - 04
Block Plan - 05

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the works hereby permitted shall not commence unless and until samples and details of all roofing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.