
Site Address:	1 The Fishermans, Emsworth, PO10 7BS		
Proposal:	Loft conversion and rear extension.		
Application No:	APP/15/01434	Expiry Date:	04/03/2016
Applicant:	Mr Newson	Team:	Team 2
Agent:	Mrs Fallon	Case Officer:	Emma Chisnall
	Helyer Davies Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 The Fisherman's is a large detached two storey house set in a Conservation Area and AONB. The dwelling is located in a cul de sac with other dwellings of similar size, style and design and is constructed of red brick walls and a concrete tiled gable roof. The dwelling is located in close proximity to the road and has 3 spaces for parking to the front of the dwelling as well as a driveway along the south elevation which leads to a garage. The rest of the amenity space to the front is hard-surfaced. To the rear of the dwelling the amenity space is lawn with a boundaries of approx 1.8m high and varies from wall to hedging.

2 Planning History

None

3 Proposal

Loft conversion and rear extension measuring 10.6m wide by 2.3m deep by 3.4m height

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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| 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) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) July 2014

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| AL1 | (Presumption in Favour of Sustainable Development) |
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Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy Comment:

No objection, subject to securing matching facing and roofing materials and that a single replacement tree of native species be planted in the front garden area, to compensate for the loss of the kiwi tree by the garage.

Comment: A condition will be included with the application to ensure that a replacement tree of native species is planted to the front of the site to compensate for the loss of the kiwi tree.

Conservation Officer Comment:

Following confirmation that the new stack is intended to be constructed of masonry brickwork to match the existing and that the current design for the chimney will not be reverted back to the original I consider this to be an acceptable compromise. Therefore I am happy for permission to be granted.

Arboriculturalist Comment:

No Arb objections however I would like to see a replacement tree which is of a native species planted.

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: 5

Number of site notices: Not applicable.

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 Conservation Area and Area of Outstanding Natural Beauty
- (iii) Impact upon residential amenity
- (iv) Tree Protection and Replacement

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposed works will include extending the back of the dwelling to build a living room and living space, removing the chimney on the south elevation and increasing the width of the existing top window, a loft conversion for a new bedroom and hobby room, altering the front design of the house and installing all new windows and rooflights.

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

Both the Conservancy and Conservation Officers have been consulted on the design for No 1 The Fisherman's and both have given approval for the proposed works. The development involves changing the front and back of the existing dwelling and as No 1 is located in a cul de sac with other dwellings of similar design and size any changes to the aesthetics will have an impact on this small ground of dwellings. However from performing a site visit there is evidence of other similar developments along the road and the design has been reviewed closely and is considered to offer an improved visual appearance. The development to the rear of the dwelling would not be viewable from the streetscene and by keeping the majority of materials matching to that of the existing, it is considered that the proposal would have an acceptable impact on the character of the area. The Zinc roofing proposed for the rear extension roof is not considered to cause harm to the character of the area and can therefore be considered acceptable for approval. Overall it is considered that the development would preserve the character and appearance of the Conservation Area and have an acceptable impact on the visual amenities of the AONB.

(iii) Impact upon residential amenity

The works to the rear of the dwelling are considered to have the least impact on the amenity of neighbouring properties due to the position of the proposed works on the dwelling, the size being single storey and that there is a minimum distance of 10m between No 1 and the nearest neighbour.

On the south elevation the changes proposed involve removing the existing chimney and installing a larger roof window for a Hobby Room. No 2 and 3 Fisherman's Close are located opposite the south elevation and have windows which look onto No 1. There is adequate distance between the dwellings to ensure that there is minimal over-looking or a loss of privacy. As there is also an already established element of over-looking from the existing windows in place (including those at first floor level) it is not considered that the extension of this window would cause additional significant harm to warrant a refusal.

The changes proposed to the front of the dwelling involve the addition of three new rooflights in the loft conversion. No objections have been received in regards to this proposal and it is considered that harm would be minimal to No 5 The Fisherman's due to distance of 18m that there is between the properties and that No 5 is set adequately away from the boundary. This should reduce any element of over-looking caused from No 1 and should prevent any privacy being lost to No 5. It is also noted that there is an already established element of over-looking from the existing 8 windows on the dwelling.

(iv) Tree Protection and Replacement

The proposed works will involve the removal of a Kiwi Tree located towards the rear of the dwelling and it is considered by the Conservancy that this will negatively impact the amenity value of No 1 The Fisherman's. A tree report was submitted with the original application by the agent which suggested that where possible replanting would take place. Due to this and the concern raised by the Conservancy a condition will be attached with the decision ensuring that a native species is planted to the front of the dwelling as a replacement for the loss of the Kiwi Tree and to replenish the dwelling's

amenity value.

8 **Conclusion**

No 1 The Fisherman's had adequate amenity space for the proposed works. The space available should ensure that there is no unacceptable loss of amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16, CS11, CS12 and DM8 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01434 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, Ground and First Floor Plan and Site Plan: Drawing No 15111-01
Proposed Elevations, Ground and First Floor Plan and Site Plan: Drawing No 15111-02 Rev D
Tree Report dated Jan 2016
Design and Access Statement Nov 2015

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable (excluding the roof of the single storey rear extension which will be constructed using a Zinc material).
Reason: In the interests of the amenities of the area and having due regard to policies CS11, CS12 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Prior to any works taking place to the dwelling house a detailed scheme and specification for the planting of a native tree to the front of the site shall be submitted to an approved in writing by the Local Planning Authority; such specification shall include details of timing of the planting, the species, the location for planting and size of such planting. Any tree planted as part of the approved scheme which dies or is otherwise removed within the first 5 years shall be replanted with another of the same species and size in the same position during the first available planting season.
Reason: The proposed development will result in the removal of the Kiwi Tree to the rear of the dwelling which would detract from the visual amenities of the

area. Additional tree planting is therefore appropriate in the interest of the character and appearance of the area having due regards to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The proposed second floor rear 'inverted dormer' shown on drawing No 15111-02 Rev D shall be a Juliet style balcony only with no access onto the roof area for an external balcony formed by the feature.

Reason: In the interests of the residential amenities of the adjoining residents and to accord with the terms of the application having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.