
Site Address:	32 Bridgefoot Path, Emsworth, PO10 7EB		
Proposal:	Replacement rear and side single storey extension; replacement render; fenestration alterations.		
Application No:	APP/21/00612	Expiry Date:	06/08/2021
Applicant:	Mrs W Egerton		
Agent:	Mr Anderson	Case Officer:	Joseph Toole
	Axis Architecture Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

32 Bridgefoot Path, Emsworth, is located to the east side of Bridgefoot Path within Emsworth Conservation Area and within Chichester Harbour AONB. The site lies to the east of the Mill Pond. The application site is an end of terrace comprising of cream render and red clay roof tiles. Vehicular access is from Bridgefoot Path with parking to the front.

The property is located within a residential area with surrounding properties of the same design.

2 Planning History

98/63289/000 - Erection of 2 semi-detached garages to the rear of 32 & 33 Bridgefoot Path with access from Nile Street/South Street car park, PERM, 15/06/1998

3 Proposal

Replacement rear and side single storey extension; replacement render; fenestration alterations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour AONB Joint Supplementary Planning Document SPD (2017)

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

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

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms / agreed with LPA.
- any and all new glazed windows, including rooflights and bifold doors, should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times.

Planning Approach

The statutory purpose of the Area of Outstanding Natural Beauty (AONB) is to conserve and enhance the area's natural beauty. The LPA should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (Section 85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty *also* applies to proposals *outside* the designated area but impacting on its natural beauty.

The submission site is located *within* the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Proposals impacting on the AONB are subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The aim of conserving and enhancing the areas natural beauty requires the Conservancy to consider the proposal on its landscape character aspects. The landscape covers both built-up urban environments as well as rural countryside and coastal areas.

This comment and recommendation is made having regard to the applicable AONB Policy -

- Chichester Harbour AONB Landscape Character Assessment (CBA update 2019)
- Chichester Harbour Management Plan (2019-2024)
- Chichester Harbour AONB Planning Principles (Management Plan version April 2019)
- Chichester Harbour AONB Joint Supplementary Planning Document SPD (2017 – LPA adopted)

- National Planning Policy Framework (Revised 2018)
 - National Planning Practice Guidance (2014)
- and in particular the following relevant AONB Planning Principles –
- AONB **PP01**: Chichester Harbour as a Protected Area,
 - AONB **PP03**: Replacement Dwellings and Domestic Householder Extensions
 - AONB **PP09**: Dark Skies

Relevant Recent Planning History

APP/98/63289/000: Construct 2x semi-detached garages to the rear of 32 & 33 Bridgefoot Path with access from Nile Street/South Street car park. CHC comment if any is unavailable on the LPA public access webpage for this submission. On 15 June 1998 the LPA Approved the submission.

Submitted Proposal and Supporting Documents

The proposal seeks the removal of the rear conservatory and its replacement with a flat roof extension sunroom with bifold windows facing the rear patio area and raised level private domestic garden amenity space. The extension works also widen the original building 'L-shaped' floorplan dogleg to the south side of the end terrace dwelling. In addition, the attic room (already in place) would have different roof window detailing, replacing one of the two small rooflights with a larger a Velux Cabrio Balcony. The roof window when open forms a small balcony enclosure within the roof slope. The building would also be re-rendered to the front and new extended areas.

A Heritage and Planning Statement is submitted with the application. The submission makes **no** acknowledgement or reference to the sites context to the setting of the Area of Outstanding Natural Beauty (AONB) protected national landscape. The lack of knowledge or understanding of the status of the AONB in the planning consideration is disappointing

Planning Assessment

The consideration would require a full and detailed assessment of the potential, possible, and probable impact to the character and appearance of the site and the locality of the AONB protected landscape. The main AONB planning assessment issues to be considered for this site relate to –

1. Consideration against the relevant AONB Planning Principle guidance
2. Relevant and/or recent planning history implications for the proposal
3. The principle of the use and activity of the development to the AONB locality
4. The locational positioning and layout design impact of the site to the AONB
5. The proposed physical scale, structure bulk and perceived massing on the AONB landscape
6. The architectural design, structural character, visual appearance & finished treatment
7. The impact on the tranquillity of the area and on the environmental character of the AONB
8. The wildlife, biodiversity, ecology, and natural environmental effects of the AONB
9. Any measures to mitigate the impact of ecological and environmental disturbance

The AONB Planning Principles relevant to this proposal are not conflicted with. The glazed bifold ground floor rear doors are garden facing and at a lower level than the main garden area. The roof light changes would enlarge the glazing to the roof slope, with potential lighting pollution issues, which would require some blinds or shuttering controls (to comply with PP09 guidance).

The planning history no specific issues to the current proposal relating to the landscape.

The residential planning use of the red-line site would not be changed by this

submission.

The location of the proposal is within the settlement built-up area and within a backdrop and setting of other residential development.

The locational position of the proposal is to the south and east elevations at ground floor and west roof slope for the rooflight change. The layout design relates to the host building and sits as an integral part of this. The works generate little harm to the site spatial open area and to the immediate surrounds.

The scale of the development would be proportionate to the host building. The works create little additional massing to the host building (all within PP03 and CHAONB Joint SPD guidelines).

The architectural design is a suitable match to the host building. The rear ground floor flat roof extension structure and sloping wraparound roof area would not be significantly dominant.

The external construction materials and finishes are acceptable as traditional in appearance.

The physical works would not be intrusive to the tranquil environment of the AONB or harm the environmental character of this settlement built-up location within the AONB. The provision of a large roof-light to the front elevation roof would potentially increase light concerns on the plot, as would the bifold doors. Suitable control measures should be considered for all to limit light spillage into the night sky.

There is unlikely to be any issue in terms of local wildlife, biodiversity, or ecological character of the locality. Measures to mitigate the impact of ecological and environmental disturbance should not be necessary. Improvements could be considered generally through the installation of bird and bat boxes at the site, hedgehog houses in the rear garden, and similar easy applied wildlife improvements. The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is location within the built-up urban area of Emsworth within the AONB.

Summary Conclusion

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The proposal would not be intrusive or harmful to the local AONB protected landscape. The proposal would have a limited visual impact on the wider AONB protected national landscape character. CHC has no objection to the submitted proposal.

The development proposal in the AONB would be unlikely to have any identifiable harmful impact on matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning / nesting / rearing areas. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection. CHC has no objection in this regard.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property and spaces, any perceived loss of privacy, any equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building design and land-use neighbourliness.

This consultation assessment and comment response to the LPA is for open transparency public view.

Conservation Officer

Background:

The site is located in Bridgefoot Path, overlooking the Mill Pond in Emsworth. It is

within the Emsworth Conservation Area boundary. It is a two-storey, end of terrace property with steps up to the main entrance. At the rear there is a UPVc conservatory and to the rear of the garden is a garage and parking space.

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.

Assessment:

The proposed works relate to the replacement of the conservatory with a new flat roof extension with a roof lantern. It also includes replacement doors and windows and the conversion of the roof space and 3no. new roof light windows.

With regards to the impact on the designated heritage asset, that being the Emsworth Conservation Area in this case, it is considered that the impact of the proposed works would be negligible.

Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

I would recommend that a condition is attached to any permission to request details of the proposed roof lights unless these can be provided prior to determination. I would recommend conservation style roof lights are most suitable for this property / location.

Conclusion - No objection

Response 2

I agree with the details of the roof light window which you forwarded yesterday.

I advise that notwithstanding the details shown on the plans, a condition should be added to the approval to request a sample of this render colour to be provided and then agreed prior to its use.

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: 2

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

Statutory advertisement: 18/06/2021

Number of representations received: 2

Comment	Officer Comment
Noise concerns	This is not a material planning consideration
New obscure glazed window should be fixed shut	A condition has been recommended for this window to be fixed shut below 1.7 metres
Party wall act	This is a private matter between the two parties involved
Drainage	This will be considered at building regulations stage
Second Floor concerns	On the second floor one of the existing Velux rooflights is to be replaced with a Velux Cabrio Balcony
I refuse to accept the application	Noted
Impact on my property and character of the are	Please see Section 7.
Overshadowing and loss of light concerns	Please see Section 7.

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 area, Area of Outstanding Natural Beauty and Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Ecology

(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 area, Area of Outstanding Natural Beauty and Conservation Area _

- 7.3 The proposed development would involve a replacement rear and side single storey extension with render and fenestration alterations. The proposed extension would have a width of approximately 4.3 metres, a depth of approximately 7.3 metres the same as the existing conservatory with a lean to roof having a maximum height of approximately 3.3 metres. The existing render to the front and rear elevations would be replaced with a new K-rendered finish in salmon pink with roof tiles to match the existing property.
- 7.4 The Council's Conservation Officer commented on the application raising no objection. They did however recommend a condition for details to be provided on the proposed rooflights. Details have been provided by the applicant's agent showing the proposed rooflights in which the Conservation Officer is now satisfied. They do also suggest another condition requesting a sample of the render colour to be provided and agreed prior to its use. A condition to this effect has been recommended and agreed by the applicant's agent. Chichester Harbour Conservancy commented on the application and raised no objection. They did suggest considerations in the form of submitting materials to be agreed by the Local Planning Authority and all new glazed windows, including rooflights and bifold doors be fitted with working internal screen blinds. In terms of submitting materials prior to the commencement of works as mentioned above a condition to this effect has been recommended. With regards to placing internal screen blinds on all new glazed windows due to the location of the property and the existing fenestration this suggestion is not considered necessary for this application. It would also be difficult to enforce such a condition and blinds could be left open at night.
- 7.5 The majority of the proposed works would not be visible from the street scene. Due to the proposed extension being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling following the removal of the existing extension being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.
- 7.6 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 CS16 of the HBLP (Core Strategy) and De, De and De of the Emsworth Neighbourhood Plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the Conservation Area and Area of Outstanding Natural Beauty to which due regard has been given.

(iii) Effect on neighbouring properties

- 7.7 To the front one of the existing Velux rooflights would be replaced with a Velux Cabrio Balcony at second floor level. This would face out onto Emsworth's millpond and is not considered to cause any form of overlooking to private residential amenity.
- 7.8 On the south side at the ground floor there would be a new window serving the existing dining room facing the side wall of No.33 Bridgefoot Path. As this would be located down a side alleyway this window has been recommended to be fixed shut below 1.7 metres. A condition to this effect has been added to the decision. Within the proposed extension there would be two windows on this side. These views would be screened by the existing 1.8 metre high fencing therefore it is not considered to cause overlooking. Due to the proposed roof design hipped away from the shared boundary with No.33 and its modest high it is not considered to appear overbearing or result in

the harmful loss of light to the neighbouring occupiers. At first floor level there would be a new window serving an en-suite. This is not considered to cause any form of overlooking.

- 7.9 On the north side there would be no side windows within the proposed extension. The proposed extension would extend approximately 2 metres further out than the rear wall of No.31 Bridgefoot path. Due to its modest increase in height/design from the existing conservatory it is not considered to appear overbearing or result in a substantial increase in the loss of light to the neighbouring property. Furthermore, an extension on this side similar to proposed could be constructed on this side therefore it has a fall back position. An extension of a size similar to that proposed could have a fall back position under permitted development rights.
- 7.10 To the rear there would be bi-folding doors facing out onto the rear garden. This would create views already established and would be screened by the existing fencing along all boundaries therefore it is not considered to cause harmful overlooking to the surrounding properties.
- 7.11 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.

(iv) Ecology

- 7.12 The application site is adjacent to a SINC - Emsworth Millpond. Due to the nature of the proposed works it is not considered to have an adverse impact on the ecology of the area.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the Conservation Area, Area of Outstanding Natural Beauty 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/21/00612

- 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 and Site Plan - 150d

Proposed Floor Plans - 153e
Proposed Elevations - 21-006-154d
Roof light details

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no render shall take place until the samples to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the works hereby permitted the window in the ground floor on the south elevation serving the dining room facing No.33 Bridgefoot Path shall be non opening below 1.7 metre floor level and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.