

Recommendation: **GRANT PERMISSION**

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

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

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is located within an urban settlement built-up location within the AONB.

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms.
- any and all glazed windows / skylights / lantern lights / doors should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife

Conservation Officer

There is no objection to the removal of the dilapidated store or the blocking up of windows on the south east elevation. The proposed porch is in keeping with the character of the main house subject to the use of high-quality materials.

The proposed garage / store is also considered to be in character with the main house subject to the use of high quality, suitable materials.

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: 8

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

Statutory advertisement: 30/07/2021

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

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

7.3 The proposed development would involve the construction of a porch to the front of the property, internal alterations and the demolition of the existing store building to be replaced by a garage and store/summer room. The proposed front porch would have a width of approximately 4 metres, a depth of approximately 1.2 metres with a pitched roof having a maximum height of approximately 3 metres. The proposed garage/summer room would be located to north east of the application site and would have an area of 39m² with the removal of the existing outbuilding which has an area

of 15m2. The proposed garage/summer room would have a pitched roof with a maximum height of approximately 3.2 metres.

7.4 The proposed porch and outbuilding would have brick and clay tiles. The Council Conservation Officer commented on the application raising no objection subject to the use of high quality materials. A prior commencement condition requesting samples of materials to be approved by the Local Planning Authority has been recommended and agreed by the applicant's agent. Also Chichester Harbour Conservancy were consulted on the application and raised no objection subject to planning considerations. In terms of requesting internal screen blinds as there are windows in similar positions as proposed it is not considered necessary to impose a condition.

7.5 The proposed works would only be slightly visible from the street scene. Due to its modest alterations and development it is not considered to conserve the Conservation Area/AONB.

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 D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the character and setting of the Conservation Area and AONB.

(iii) Impact upon residential amenity

7.7 It is considered the proposed porch to the front of the property would not have any impact on the surrounding properties.

7.8 The proposed garage/summer house would go along the shared boundary with No.15/17 Harbour Way. Due to its proposed roof design and size it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.

7.9 Part of the proposed garage/summer house would also go along the shared boundary with No.36 King Street. Due to its proposed roof design and size it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.

7.10 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00796

- 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 and Existing Block Plan
Proposed Floor Plans
Proposed Elevations
Design and Access Statement

Reason: To ensure provision of a satisfactory development.

- 3 Construction of the proposed works hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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 CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.