

Recommendation: **GRANT PERMISSION**

Construction of new, mono-pitch roof (with glazed lantern) over existing external courtyard area to widen the link extension to kitchen / utility area. Widening of existing dormer window on rear facing roof slope.

NB The submitted plans include a number of other internal alterations which do not require planning permission in themselves, but which are the subject of the partner Listed Building application APP/21/00549.

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)
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

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: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Recommendation – No objection.

Officer reasoned justification

History – None on line.

Mid-terraced dwelling (Grade II Listed) within Emsworth Conservation Area and AONB. This is a relatively built-up part of the AONB, where street lighting, etc already contributes to pollution of the night sky.

No comments as to internal alterations, albeit I note Conservation Officer has no objections, subject to some planning conditions relating to quality of materials, which The Conservancy is supportive of.

Rear of plot/dwelling is not visible from the Harbour, except perhaps rear dormer.

Main impact therefore to setting of the AONB resulting from rear dormer enlargement.

A fair proportion of the roof would still be read and the dormer would continue to line up centrally within the roof surface.

Conservation Officer

The application proposes several elements across the whole building. The purpose of this is to fully renovate and upgrade the building after it had fallen into disrepair after a number of years of neglect.

The proposed layout is generally retained other than the creation of en suite bathrooms within the bedrooms. The existing external courtyard area is proposed to be roofed over to create part of the ground floor internal layout linking the dining room and kitchen together. This is not the only external space so is not an issue. The proposed roof and lantern are appropriate to the character of the building. The two proposed roof lights to the existing kitchen area are not of concern so long as they are the conservation style roof lights (full details will be required either pre-determination or condition stage).

The second-floor dormer window has been widened. It is now of a similar size to other dormer windows along the terrace row. New sliding sash windows are proposed for the new opening which are considered to be acceptable subject to further details being submitted.

Overall the proposed works would not result in harm to the designated heritage asset and will meet the tests of Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

I advise the following conditions should be included on any permission:

1. External material samples and / or details to be provided (courtyard infill roof)
2. Full scale or 1:5 details of new sliding sash window in dormer extension to be provided and agreed prior to installation.

Conclusion – No Objection

Case Officer comment: *Additional comments were received from the Conservation Officer following the submission of material samples and window details :*

Thank you for forwarding me the details relating to the new dormer window, the roof light and the proposed external materials. I consider these to be acceptable to use on the development.

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

Developer Services, Southern Water

Thank you for your letter dated 02/06/2021.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part

H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will

be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Historic England

Thank you for your letter dated 2 June 2021 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. However, we shall be commenting on the associated Listed Building Consent - APP/21/00549

Natural England Government Team

NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Natural England's generic advice on other natural environment issues is set out at Annex A.

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: 1

Statutory advertisement: 11/06/2021

Number of representations received: 1

Comment	Officer Comment
I am objecting to the changes in the garden. There is no mention here in the application of the garden and construction of raised decking (1m high) over the rubbish dump at the end of the garden. The decking is already half completed and will seriously overlook our garden and the neighbours.	It is noted that decking had previously been erected on site however this has since been removed . An informative could be provided on any decision notice to advise that any raised platform/decking in the rear garden above 30 cms requires planning permission.
The end of this garden is raised due to the dumping of rubbish from the previous occupants. This needs to be cleared to bring the level back to the level of the neighbouring gardens.	This is not material to this planning application.
I do not object to the planned changes to the main building, as long as the materials used are sympathetic to the surroundings.	Noted.

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 Emsworth Conservation Area and AONB
- (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. As the building is Grade II listed and in a Conservation Area the Local Planning Authority has additional duties set out in statute.

7.3 The Council has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to properly assess the impact of development proposals on designated heritage assets. The designated heritage asset most significantly affected by the present proposals is Emsworth Conservation Area, both directly and its setting. The National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) provide additional guidance on the interpretation . The current proposals primarily affect the Emsworth Conservation Area and its setting. Any

decisions relating to conservation areas (including their setting) must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (see in particular section 72) as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan. In basic terms new development needs to be informed by the characteristics that contribute to the character of the conservation area and be designed to at least preserve or preferably enhance these qualities.

- 7.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 7.5 Section 66 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 listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

(ii) Impact upon the character and appearance of the Listed Building, Emsworth Conservation Area and AONB

- 7.6 This proposal comprises the addition of a monopitched roof over the existing courtyard towards the rear with a raised lantern rooflight above - this would provide a widened link between the dining room and kitchen. Other external alterations include the widening of the existing rear roof slope dormer window and the addition of two rooflights to the extension to the rear. New timber framed sash windows would be added and the existing dining room window would be replaced with a set of french doors. Other internal alterations include changes to the internal layout with the ground floor bathroom altered to form a utility room and wc. At first floor level two new ensuite bathrooms would be added as well as an additional bathroom at second floor level.
- 7.7 The proposed widening of the rear dormer is judged to be in keeping in scale with those visible on adjacent properties. It would sit subserviently within the roof slope whilst retaining the character of this Grade II Listed Building. Other alterations proposed to fenestration are also deemed to be acceptable in appearance. The changes would be located to the rear of the application property and would not be widely visible from the public realm, minimising the impact on the Emsworth Conservation Area. The site is also within the Chichester Harbour Area of Outstanding Natural Beauty; the Harbour Conservancy have been consulted on this application and have no objection to make.
- 7.8 Havant Council's Heritage Officer has been consulted in regards to this proposal and initially responded with no objection subject to the submission of material and window details. These have since been provided and the Heritage Officer has agreed these to be satisfactory. It is therefore concluded that the proposed works would not result in harm to the designated heritage assets and will meet the tests of Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.
- 7.9 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). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality. The proposal

would also accord with Policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(iii) Impact upon residential amenity

- 7.10 To the rear of the site are the rear gardens of properties along Queen Street and the rear of properties along King Street. Whilst the proposal would result in a widening of the dormer window, there would be no new views created by this which would result in any harmful direct overlooking. The remainder of the proposals are not deemed to have any impact upon neighbour amenity.
- 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). It is noted that the representations received in connection with the application do not relate to the works applied for, but rather a previous deck constructed in the rear garden, which is a separate matter.

8 Conclusion

- 8.1 The changes proposed to 13 Queen Street are considered to have a limited and acceptable impact on the character and historic integrity of this listed building in its context. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policies CS11 and CS16 and policy DM20 of the Local Plan (Allocations), and relevant policies of the Emsworth Neighbourhood Plan and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00548 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 Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

005 P1 Proposed window details
Rooflight details uploaded on the 10.08.2021
Tile details uploaded on the 10.08.2021
REV 25-04-2017 Korniche Technical Brochure
Existing section roof, location and block plans uploaded on the 27.05.2021
Proposed plans and elevations uploaded on the 27.05.2021
Proposed plans and sections uploaded on the 27.05.2021
Design and Access Statement uploaded on the 27.05.2021
Heritage Statement uploaded on the 27.05.2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.