
Site Address: 12-13 Bridgefoot Path, Emsworth
Proposal: Replacement of ground floor and first floor front windows with larger windows and the addition of shutters to the first floor front windows.
Application No: APP/16/01086 Expiry Date: 16/12/2016
Applicant: Mr J Pritchard
Agent: Miss N White Case Officer: Bee Crawford
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a pair of older style two storey cottages with grey slate tiled pitched roofs and elevations of red multibrick situated in Emsworth Conservation Area.
- 1.2 The front of the properties face Emsworth Mill Pond and there are two storey cottages to the north and south. The area is of medium density with two storey semi-detached and terraced properties of similar and different age, style and design. Bridgefoot Path is residential in character and reflects the nature of the Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

Replacement of ground floor and first floor front windows with larger windows and the addition of shutters to the first floor front windows. It is noted the proposal does not require the benefit of planning permission, although it is the applicants' wish to proceed with the application.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
DM20 (Historic Assets)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

APP/16/01086 – Replacement of ground floor and first floor front windows with larger windows and the addition of shutters to the first floor front windows

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – Objection.

Following a site visit made 10.11.16 and having regard to the Policy framework* below, the design of new fenestration, notwithstanding use of timber, painted frameworks is considered to be at odds with the simple elevational proportions of these dwellings.

A terrace of similar dwellings exists further north.

Whereas larger fenestration exists on adjoining housing, that is of a different elevational composition.

The purely ornamental timber shutters proposed at first floor level are not a common feature of Bridgefoot Path and only accentuate the perception of the wider openings proposed.

It is concluded that the works would neither preserve nor enhance the character and Appearance of this Part of the Emsworth Conservation Area and thus detract from the natural beauty of this part of the Chichester Harbour AONB.

*Policy framework

NPPF: paragraphs 14, 17, 56-58, 60, 64, 115 and Section 12;
NPPG: ID8, ID18a, ID21a, ID26;
Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS16, DM8, DM9;
Havant Borough Local Plan (Allocations) 2014 - AL1, AL2, DM20;
Chichester Harbour AONB Management Plan 2014-2019: BD1, HE1;
CHC Planning Principles – 01, 03;
Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions;
Borough Design Guide;
Emsworth Conservation Area CACA & Management Plan ;
Emsworth Design Statement.

FAO Principal Conservation Officer, Development Control

No Objection. Whilst I am not overly happy with the proposals due to the replacement of traditionally proportioned windows with larger modern openings I do not believe we could object to the proposals as the works could be undertaken under permitted development.

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: 1

Statutory advertisement: 04/11/2016

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 area
- (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.

(ii) Appropriateness of design and impact on the character of the area

7.3 Whilst the comments in Section 5 are noted, the works fall within the realms of permitted development and can be carried out without the benefit of planning permission.

7.4 The existing street scene comprises a range of designs featuring both modern and traditional and it is therefore considered the scheme would have no harmful impact on the character of the area. The design and appearance of the proposal is deemed appropriate in context to the main buildings and is deemed 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.

(iii) Effect on neighbouring properties

7.5 The proposal to change the design and increase the size of the front windows and the addition of shutters at first floor is unlikely to have any adverse effect on the neighbouring properties.

7.6 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to additional overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

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/16/01086

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 10150-100 Location plan, existing and proposed floor and elevations plan
Existing photograph streetscene
Design and access statement October 2016
Reason: - To ensure provision of a satisfactory development.