
Site Address:	15 Queen Street, Emsworth, PO10 7BJ		
Proposal:	Single storey rear extension (infill); addition of 2No. rooflights; extended dormer window to rear.		
Application No:	APP/16/00716	Expiry Date:	05/09/2016
Applicant:	Mrs Garety		
Agent:	Mr Davies	Case Officer:	Harriet Pitney
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a Grade II listed, mid terrace, two and a half storey property located within Emsworth's Conservation Area.

The property comprises elevations of brick construction with a red clay tile pitched roof. The property is located immediately adjacent to the public highway and does not benefit from any offroad parking provision. The steps to the main entrance are positioned on the adjacent footpath.

The rear garden consists of a patio area and a raised lawn enclosed by a brick boundary wall which ranges in height.

The properties to the east and west of the application site replicate a similar style and design to the application site with the surrounding area comprising a mixture of two and three storey semi detached and terraced properties of an individual and similar age, style and design reflecting the nature of the Conservation Area.

2 Planning History

07/72479/000 - Listed Building Consent for internal alteration to form a lavatory. , PERM,17/09/2007

08/72479/001 - Listed Building Consent for the installation of black wrought-iron hand-rails each side of existing stone steps to front door. Hand-rails to match existing at 11 Queen Street, and be leaded into stone steps. Removal of existing grab rails. , PERM,24/04/2009

APP/16/00717 - Listed Building Consent for single storey rear extension (infill) ; addition of 2No. rooflights; extended dormer window to rear; internal and external alterations, PERM,

3 Proposal

This application is for a Single storey rear extension (infill) measuring 2.9 metres in depth and 2.7 metres in height, the addition of 2 No. Rooflights within the existing single storey rear addition and an extended dormer window to the rear.

4 Policy Considerations

National Planning Policy Framework

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)

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Historic England

This application should be determined in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

Chichester Harbour Conservancy

Fully delegated Officer decision from Chichester Harbour Conservancy

Recommendation – No objection, subject to implementation with the specified external materials. If the council is able to seek an amendment to have a glazing bar configuration to match that at No. 17, the Conservancy would be supportive of that-
Details of external materials have been requested by the Councils Conservation Officer and have been imposed as a condition as part of the Listed Building application.

A site visit was made on 9.8.16 and was able to view the site from the common (private) service alley and from King Street.

It was noted that No. 17 has a similar sized rear dormer to that proposed, albeit with a more appropriate glazing bar configuration.

This Grade II Listed building is part of a terrace. The application proposals would not be generally visible in the wider landscape, even the dormer modification, which one only catches a glimpse of from King Street.

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: 6

Number of site notices: One

Statutory advertisement: 22/07/2016

Number of representations received: 0

Summary: No representations received.

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 streetscene
- (iii) Impact upon residential amenity
- (iv) Other matters

(i) Principle of development

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

(ii) Impact upon the streetscene

The proposed development would not be visible from the streetscene of Queen Street and therefore it is not considered the proposal will result in any significant impact visually on the character and appearance of the area.

Notwithstanding the above, the development proposed is considered to be of an appropriate scale and design which respects the existing built form of the original dwelling and would not result in any harm to the character and appearance of the listed building and Emsworth Conservation Area. The proposal is therefore considered compliant with both Policy CS11 and CS16 of Havant Borough Councils Core Strategy, 2011.

(iii) Impact upon residential amenity

The proposed single storey rear extension is seeking to infill the existing courtyard area which currently separates the existing kitchen and dining room via a slim hallway to the eastern side. The proposed extension has been designed with a flat roof to replicate the neighbour to the west with a proposed roof lantern to allow light. On this basis, it is not considered that this aspect of the proposal would result in any negligible impact on neighbour amenity through loss of light or privacy.

With regards to the extended dormer proposed to the rear of the property, considering other residential properties nearby have extended and inserted additional dormers to the rear, the additional potential overlooking from the proposed extension would not be

significant in an established area. It is important to note that the adjacent neighbour to the east (17 Queen Street) have undertaken works historically which replicate the current proposal.

The proposed additional rooflights to the existing single storey addition are also not considered to result in any loss, light, privacy or overlooking to any of the surrounding or adjacent neighbours. As discussed above, the adjacent neighbour to the east (17 Queen Street), have also inserted roof lights within the existing single storey rear addition which again replicate the proposal.

On this basis, it is not considered that the proposed development would result in any negligible impact upon neighbour amenity and is considered to be compliant with Policy CS16 of Havant Borough Council's Core Strategy.

(iv) Other Matters

A separate Listed Building application has been received by the Council (APP/16/00717). A heritage statement has been submitted as part of this application which covers the requirements of Policy DM20 of the Havant Borough Local Plan (Allocations).

8 Conclusion

The proposed development is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00716 subject to the following conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) 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 (Drawing No: 16017-01)- received 11th July 2016

Block plan (Drawing No: 16017-01)- received 11th July 2016

Existing floor plans and elevations (Drawing No: 16017-01)- received 11th July 2016

Proposed floor plans and elevations (Drawing No: 16017-02)- received 11th July 2016

Design and access statement- received 11th July 2016

Heritage statement- received 11th July 2016

Reason: - To ensure provision of a satisfactory development.

