
Site Address:	23 Tower Street, Emsworth, PO10 7BH		
Proposal:	Additional rooflight to north elevation.		
Application No:	APP/16/00414	Expiry Date:	29/06/2016
Applicant:	Mr Davies Helyer Davies Architects		
Agent:	Mr Lancaster Helyer Davies Architects Ltd	Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey cottage fronting onto the harbour. The property, which is statutorily listed, is served by a relatively long drive with access off Tower Street.

2 Planning History

04/55935/000 - Application to thin by 10% prune southern canopy by 1 metre T2 subject of TPO 1484., PERM,13/10/2004
04/55935/001 - Notification of intention to prune 1 metre from Southern section of a Sycamore within Emsworth Conservation Area., RNO,28/09/2004
APP/14/00144 - Crown reduce 1No. Poplar by 4m to previous pollard points; within Conservation Area of Emsworth., RNO,20/03/2014
APP/15/00179 - Fell 1No. Sycamore within Conservation Area of Emsworth., RNO,25/03/2015
APP/15/00248 - Demolition of existing side lean to extension and construction of single storey side extension. Conversion of existing detached garage to studio. Replacement railings and gate to front boundary., PERM,15/05/2015
APP/15/00249 - Listed Building Consent for demolition of existing side lean to extension; external and internal renovation and refurbishment works., PERM,15/05/2015
GEN/15/00006 - Proposed works to a Listed Building., ,22/01/2015
APP/15/00501 - Replacement wall to east boundary, UNK,
APP/15/00502 - Replacement wall to east boundary, UNK,
APP/15/00851 - Remove earth mound. Replace listed wall with new boundary wall reusing original materials and matching new materials where necessary., PERM,06/10/2015
APP/15/00852 - Listed Building Consent for removal of earth mound. To replace listed wall with new boundary wall reusing materials and matching new materials where necessary., PERM,06/10/2015
APP/15/00921 - Discharge of Condition No. 3 of Planning Permission APP/15/00248., PERM,07/09/2015
APP/15/00922 - Discharge of Condition No. 3 of Listed Building Consent APP/15/00249., PERM,07/09/2015
APP/15/01090 - Discharge of Condition No.4 of Planning Permission APP/15/00249., PERM,12/10/2015
APP/15/01394 - Listed Building Consent for removal of earth mound. To replace

listed wall with new boundary wall reusing materials and matching new materials where necessary. Request to Discharge Condition 2 of Planning Permission APP/15/00852., PERM, 17/12/2015
APP/16/00415 - Listed Building Consent for additional rooflight to north elevation., DEL,

3 Proposal

Additional rooflight to north elevation.

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

Listed Building Grade: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy No comments received
Conservation officer. The rooflight will be inserted within a new extension that has previously been permitted on this listed property. As such it is considered the rooflight would not harm the character or historic interest of the building.

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: 3

Number of site notices: one

Statutory advertisement: 13/05/2016

Number of representations received: 0

Summary:

Comment:

7 Planning Considerations

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

(i) Principle of development

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 streetscene

The property occupies a prominent location fronting onto the harbour. The proposed works which are modest in scale are of sympathetic design and will not adversely impact the visual amenities of the area. As such the proposal is considered to accord with Policies CS11 and CS16 1 c.

(iii) Impact upon residential amenity

The main consideration relates to any overlooking in respect to the property to the rear. The proposed roof light would be sited so as not to result in a material loss of privacy to the property to the rear and as such the proposal complies with the provisions of Policy CS 16 1 e.

8 Conclusion

The proposed works are considered acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00414

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 Compulsary Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Existing drawings 14169-01

Proposed drawings 14169-02

Reason: - To ensure provision of a satisfactory development.