

Recommendation: **GRANT PERMISSION**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No response received.

FAO Principal Conservation Officer, Planning Services

No objection following submission of amended details.

Oyster Mews is a late C20 infill development which knits reasonably well into the grain of the otherwise traditional historic streetscape. The building is broken down, split between the brick corner building and adjacent rendered upper floors above Barclays Bank. The timber windows are finished in a dark paint/stain.

The windows, almost without exception, in this prominent section of the conservation area are painted timber. The windows in the front and return elevations feature prominently in the street scene and are an important component of the character of the conservation area.

The adopted conservation area character appraisal and management plan identifies the erosion of character within parts of the conservation area caused by comparatively small scale changes – such as window replacement. It recommends the use of additional planning controls – to bring such changes within planning control for houses. Flats and commercial premises already are subject to planning control.

It is clearly important for the planning authority to exercise control consistently. Timber sits most comfortably with the prevailing materials used in the immediate vicinity and would be in accord with the adopted Appraisal. Some evidence has been produced to indicate deterioration.

The applicant has submitted amended details that show a distinct reduction in the chunky appearance of the windows. In particular the central glazing bar has been significantly reduced to 28mm. The colour proposed for the windows is also deemed appropriate and matches the existing dark stain.

Double glazed units are not traditionally accepted within Conservation Areas except in exceptional circumstances. However, due to the context of this modern building and the deteriorating appearance of the existing windows it is considered that UPVC windows are appropriate in this instance.

Whilst the proposed double glazed units will be of a slightly bulkier appearance than the existing windows they will ensure a design that will not appear out of keeping on a building of this architectural design and will not be incongruous in the conservation area.

Natural England Government Team

No response received.

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: 24

Number of site notices: Not applicable.

Statutory advertisement: 11/03/2016

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) Impact upon the streetscene
- (iii) Impact on the Conservation Area
- (iv) Effect on neighbouring properties

(i) Principle of development

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

(ii) Impact upon the streetscene

7.3 The proposal is to replace existing windows in the flats in Oyster Mews, some of which front on to the High Street and Spring Gardens. Following comments from the Council's Conservation Consultant, an amended schedule of proposed windows was submitted reflecting the setting of the Conservation Area and subsequently accepted. The design and appearance of the replacement windows are deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on the Conservation Area

7.4 The property is an unlisted building in Emsworth Conservation Area and the proposal is for replacement windows. Whilst the windows would be visible from the public realm, and the proposed double glazed units will be of a slightly bulkier appearance than the existing windows they will ensure a design that will not appear out of keeping on a building of this architectural design and will not be incongruous in the conservation area. It is therefore deemed any impact on the Conservation Area would be minimal.

(iv) Effect on neighbouring properties

7.5 As the proposal is for replacement windows only, it is considered it will not have an adverse effect on neighbouring properties.

8 Conclusion

- 8.1 The proposal is considered to be acceptable and is recommended for consent.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/15/01084 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:
Location plan
Site plan
Photographs of windows to be replaced received 11 May 2016
Schedule of windows received 11 May 2016
Reason: - To ensure provision of a satisfactory development.