

LAND EAST OF 24 BEACON SQUARE, EMSWORTH, PO10 7HU

CONSTRUCTION OF 1NO. 4 BED DETACHED HOUSE WITH ASSOCIATED PARKING, DECKING AND LANDSCAPING

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS12 & CS16: Adopted Havant Borough Local Plan.
Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3.
Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

24 Beacon Square is a harbour fronting property within the defined Urban Area. The existing two storey, 1970's house is set within a large plot, similar to the immediately adjoining harbour fronting properties and set back from the waterfront and the foreshore footpath. There are a number of trees forming a boundary to the site and within the garden which breaks up views of the existing house and of the proposed house. The proposed house would sit in the garden to the side (east) of the existing house, in line with the adjoining properties. From the footpath, the property to the north is very visible. The site is outside of the AONB area but adjoins it and so consideration must be given to the impact of the building on the setting of the Harbour area.

The proposed house would have a gable facing the harbour and would comprise a mixture of timber boarding, off-white painted render under a slate roof and would be one and a half storeys. The first floor glazing to the important south-facing elevation would include horizontal timber slats to reduce the impact of reflection from the glazing.

The properties adjoining appear to date to the 1970's and are mostly faced with brick and render, often incorporating large sheet glazing panbels. There are examples of properties with gables facing the harbour to the west of the site which also comprise properties from the 1930's through to more recent, contemporary designs. The proposed house would have a modern appearance as defined by the use of materials and detailing, but the basic form of the building is simple and the conventional pitch roof would not stand in stark contrast to the style of the surrounding properties. The building would be positioned in line with the adjacent properties, approximately 75m from the foreshore footpath. With the existing trees within the site, the subtle contemporary treatment of the southern elevation and choice of materials, it is considered that the design would be in harmony with the area and would not be harmful to the character and appearance of the area. Weight is also given to the prominence of the property to the rear and so when viewed from the footpath and harbour, the building would be seen against existing development.



The architect has included some examples of materials but it is considered key to the success of the development that the materials are of an appropriate quality and it is recommended that particular care is given to the choice of materials through conditions and monitoring. The removal of permitted development rights for extensions and alterations would enable the Local Planning Authority to retain control over future adaptations which could potentially be damaging and also for outbuildings which could also have a detrimental visual appearance.

DATE CONSIDERED

24/06/13

CONSIDERED BY

Chichester Harbour Conservancy Planning Committee sub-group under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Prior approval of materials to include, natural slate, a schedule/sample of colours to be used, details to an appropriate scale of window frames, rainwater goods and external joinery
- Rooflights to be fixed flush with the external plane of the roof
- Removal of permitted development rights
- Retention of trees

12 WITTERING ROAD, HAYLING ISLAND, PO11 9SP

DEMOLITION OF EXISTING 4-BEDROOM SINGLE FAMILY DWELLING HOUSE AND REPLACEMENT WITH 5-BEDROOM SINGLE FAMILY DWELLING HOUSE

PLANNING POLICY FRAMEWORK

NPPF paragraphs 14 and 115; CS12 and CS16: Adopted Havant Borough Core Strategy. Chichester Harbour AONB Management Plan 2004-2009: BD1: Appendix 3: Policy B3. Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions.

CHICHESTER HARBOUR CONSERVANCY'S COMMENTS

12 Wittering Road is a detached two-storey post Art Deco house in a brick finish, backing onto Sandy Point Lagoon and visible from the public footpath and wider harbour to the east. The AONB boundary cuts across the site and adjacent plots so that the harbour-facing parts of the buildings and grounds lie within the boundary, but the street frontages do not. The application property forms part of a row of distinctive 1960's properties which are finished in a mixture of light coloured render, brickwork and timber cladding. This application follows an application last year for front and rear extensions.

The area is characterised by a wide variety of architectural styles including late twentieth century estate architecture to the east. The more relevant forms in considering this site are the art-deco houses to the south and the adjoining deco stylised houses along Wittering Road. The east facing properties are mostly at an off-set angle to the road and flat roofs a common theme which unites otherwise individually designed dwellings with a quirky character.

The loss of one such property is unfortunate as it is representative of the defining character of the area and of a more stylised design of that period. However, in the absence of a policy base to retain such properties there is no objection to its removal and the main consideration is the design and impact of the replacement.

The proposed design comprises sections of render and timber cladding with some windows covered with timber louvres and it would have a flat roof: it is modernist rather than art-deco in style. However, there are now examples in the vicinity of this architectural form and it would not stand in stark contrast to its surroundings. The flat roof is again the link that ties it with neighbouring properties and the silhouette matches almost exactly the existing building; it is therefore considered to be in accordance with the Conservancy Design Guidance and Core Strategy policies CS12 and CS16.

It is recommended that a schedule of materials is agreed and that permitted development rights are removed to prevent inappropriate additions.



DATE CONSIDERED

25/06/13

CONSIDERED BY

Chichester Harbour Conservancy Planning Committee sub-group under delegated powers.

RECOMMENDATION

The Local Planning Authority is advised that the Conservancy has no objection to this application, but asks that the following matters be negotiated if possible:-

- Removal of permitted development rights
- Schedule / sample of materials to be agreed prior to construction of the new building.