
Site Address: 21 Frankland Terrace, Emsworth, PO10 7BA
Proposal: Installation of steel matt black stove flue and cowl on the rear elevation of the property, which will not exceed the height of 600mm above the ridge line of the roof.
Application No: APP/15/01114
Applicant: Mr Sowerby
Agent:
Ward: Emsworth

Expiry Date: 02/12/2015
Team: Team 2
Case Officer: Bee Crawford

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern purpose built first floor apartment with two pitched roof dormers built over three garages situated in Emsworth Conservation Area. It has a red tiled pitched roof and elevations of red multibrick. The site is level and has a small courtyard garden to the rear.
- 1.2 First floor apartments of a similar design lie to the north and south, the Old Flour Mill commercial centre is to the rear and a row of two storey terraced properties lie opposite. The area is of medium density with a mixture of two and three storey terraced properties and flats on a modern development in Emsworth Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the installation of steel flue to the rear elevation of the roof, with a maximum height of 0.6 metres above the ridge level.

4 Policy Considerations

National Planning Policy Framework

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

Conservation Officer

Support proposal which implements advice provided at pre-application stage. Flue will be largely concealed by siting and impact further reduced by matt black finish, therefore minimal impact on the conservation area.

Chichester Harbour Conservancy

Due to the position of the flue within the Settlement Policy Areas/Emsworth Conservation Area, and general screening and colour finish, the development listed below would not be intrusive in the wider AONB landscape or harmful to designated nature conservation sites.

Recommendation –

No objection subject to being implemented in a matt black finish as specified and maintained in that colour at all times thereafter.

NB: Comment received after publicity expiry date.

Environmental Health Manager, Community Group

I have read the documentation / drawings provided and can advise that this office has no adverse comments to make, as the proposed flue finishes above the ridge line, and as such the potential for smoke nuisance to nearby residences is minimized. However, the applicant should be made aware that as with any stove of this nature the potential for causing smoke nuisance to neighbouring properties still exists and recommend an informative be added to the decision notice if permission is granted.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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
- (iii) Effect on the Conservation Area

(iv) 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 control criteria.

(ii) Appropriateness of design

7.3 The proposal is for the installation of a flue to the rear roofslope serving a wood burning stove in the property which would be partially visible from the streetscene. The design and appearance of the proposal is judged appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or 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 application is for the installation of a flue. Due to its location it would be partially visible from the public realm, however it is a relatively minor proposal and is not considered to be detrimental to the Conservation Area.

(iv) Effect on neighbouring properties

7.5 The flue would result in a small addition to the property and whilst it would be visible from the streetscene, it is considered that the development is unlikely to appear overbearing or have any adverse impact to the properties immediately adjacent to the application site. An informative has been recommended by the Environmental Health Officer regarding the omission of fumes.

8 Conclusion

8.1 The scale, siting and design of the proposal would not result in any harm to the character and appearance of the Emsworth Conservation Area and would not result in any significant loss in amenity to neighbouring properties. It is therefore considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01114 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 external materials used shall be steel in a matt black finish as specified and maintained in that colour at all times thereafter.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan

Block plan

Sketch A - proposed front elevation

Sketch B -proposed side elevation

Sketch C - proposed roof plan

Reason: - To ensure provision of a satisfactory development.