
Site Address:	19 Bath Road, Emsworth, PO10 7EP		
Proposal:	Proposed loft conversion, including two front velux roof windows, rear flat roof dormer, and replacing chimney.		
Application No:	APP/14/01049	Expiry Date:	03/12/2014
Applicant:	Mr Welch	Team:	Team 2
Agent:	Mr Gosling	Case Officer:	Tina Pickup
	PMG Building Design & Consultancy Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site consists of a two-storey, end of terrace dwelling having a hipped roof, with a double height projecting bay on the front elevation. Materials are a mix of red brick and white painted render; there is a front porch with grey slate roof. The site is located in the Emsworth Conservation Area and fronts onto the Town Mill Pond. The frontage of the site is gravelled, which allows for on site parking; with a low hedgerow providing the boundary treatment to No 20 to the south.

2 Planning History

07/51816/000 - Retention of rear conservatory pp 4/10/07
APP/10/00323 - New porch to front elevation pp 25/08/10
APP/10/965 - discharge of materials condition

3 Proposal

The proposal involves adding a flat roofed dormer on the rear roofslope; the amended plans show addition of two conservation style roof lights on the front roofslope; and removal of existing chimney and its replacement with a brick clad false chimney

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)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 **Statutory and Non Statutory Consultations**

Conservation Officer - The work at this property is limited to the conversion of the attic space. Being an end terrace property with a hipped roof the headroom is limited. The building's contribution to the character of the area lies primarily in its public presence to the Harbour. The rear of the property is screened from public view by the surrounding development.

To achieve the headroom for the stairs a rather ungainly and bulky dormer addition is required. In my view this will be a detrimental change but not one that will directly harm the character of the conservation area. Other consequential changes are the removal of the current chimney stack and its replacement in dummy form and the provision of roof lights in the primary front elevation.

The adopted Conservation Area Character Appraisal and Management Plan for Emsworth highlights how the cumulative effect of relatively modest changes (often exempt from planning control) can erode and begin to undermine the character of the conservation area to its overall detriment. When determining planning applications the local planning authority has a duty to ensure the resulting impact of the development either preserves (neutral impact) or enhances the character and appearance of the area.

Whereas the dormer addition will have a neutral impact on the public realm (because it can not be seen), the addition of roof lights and replacement of the chimney has the potential for causing harm. With some notable historic exceptions the present roofscape facing onto Bath Road remains largely unpunctuated. This is a positive attribute. There needs to be consistency in dealing with such proposals. The overall objective should be to minimise the punctuation of the front roofslope to a minimum and where acceptable use a well designed and placed unit to mitigate the impact. As a general rule rooflights should be limited to those essential for the utilisation of the space rather than those that are non-essential but desirable. In considering change there is a joint responsibility to achieve a solution which balances achieving the best use of the available space while minimising the visual impact. I can not support the application in its current form, but with some modification I feel a positive outcome is achievable in this case.

Changes/Modifications sought.

- (1) The chimney forms a strong visual feature in the street scene. The submitted drawings provide a rather crude representation which belies its visual interest. My concern is twofold. First whether the quality of the dummy replacement will truly provide the appropriate visual quality to mitigate the loss of the present stack. Second, its lasting durability – a plastic chimney with brick slips does not offer much confidence. What consideration has been given to the retention of the present stack? If the use of the roof space is dependent on its removal, the acceptability needs to be measured against the quality and durability of the intended replacement. The application is lacking in this area and requires amplification to demonstrate it serves as a credible alternative. Since it forms an integral part of the proposal it is not suitable to address as a reserved matter.
- (2) There is potential to reduce the impact of the proposed roof lights through their design and location. The supporting evidence and location suggests they are for light rather than means of escape. There would therefore be an opportunity to remove the bathroom roof light, since it is desirable rather than necessary.

Light and ventilation is required to the bedroom. Its impact could be mitigated without compromising the accommodation by locating to the side, less visually prominent roof slope (hip). . If necessary it would be reasonable to retain one rooflight on the front elevation which is well placed and of appropriate design. That is a more traditional form of roof light which sits tight in the roof plane and sub-divided vertically e.g. Velux GGL Conservation Roof light, Roof light Company etc.

Summary

The proposals as set out would be detrimental to the character and appearance of the conservation area. The dormer itself, while bulky and ungainly, will have negligible impact due to its location and surrounding development. My concern relates to the attendant changes. I feel there is scope to satisfactorily mitigate this for which I have provided detailed suggestions above.

FAO Ms L Park / Mr S Lawrence, Chichester Harbour Conservancy - no objection
Development Engineer - no adverse comment

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: 2

Number of site notices: At least one site notice exists - 1

Statutory advertisement: 17/10/2014

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 residential amenity
- (iii) Effect on the character and appearance of the area and Conservation Area

- (i) Principle of development

The site lies within the built up area of Emsworth where new development is acceptable in principle, subject to policy and detailed development control considerations. The location of the site within Emsworth Conservation Area requires greater care in the consideration of the details to ensure that the statutory duty to preserve or enhance the character of the Conservation Area is achieved.

(ii) Impact upon residential amenity

The proposed rear dormer would add a room in the loft space with associated windows and views out across neighbouring gardens from a higher level. However, in this tight knit residential area where other dwellings already have rooms in the roof, the additional overlooking resulting from the dormer is not considered to materially affect neighbouring residential amenity.

(iii) Effect on the character and appearance of the area and Conservation Area

Bath Road lies at the western edge of the Mill Pond within the Town Mill Pond Sub Area B of the Character Appraisal document. Bath Road is noted as being "mostly inter-war rows and semis of post-war housing which is suburban in character....Although of modest design the appearance of these houses is enhanced by the waterside location. They are...complimentary to the Mill Pond, providing an uncomplicated backdrop." It is this simplicity in their design and visual appearance to Bath Road to which the Conservation Officer refers and seeks to preserve. Hence the originally submitted plans, showing 2 chunky/square standard roof lights in a staggered layout on the front roofslope, was considered to be a poor design solution. The aim is to keep the number of punctuations in the roofslope to a minimum to retain as far as possible the simplicity of the front elevation - particularly so on this end of terrace property that has a hip end and therefore less roof slope.

Following discussions with the agent and applicant amended plans have been submitted changing the design of the rooflights to narrower, conservation style roof lights and aligning them so that visually they are now balanced on the roofslope. However the applicant wants the two rooflights and is not willing to reduce to one or move one to the end hip (his reasons being wanting to benefit from the internal views of the Mill Pond). Whilst he has been advised that planning does not exist to enable or protect internal views, the final amendment that must be determined proposes the two rooflights on the front roof slope.

In this balanced decision, regard must be had to the permitted development scenario. Enlargements to roofs, Class B, are not permitted development within Conservation Areas and as part of a larger extension with rear dormer, then it could be argued that the front roof lights require planning permission by virtue of being part of a Class B development. However, other alterations to roofs that don't involve additional volume, e.g just roof lights, fall under Class C, and within this Class C, the Conservation Area is not a criteria. Hence, there is an argument to say that the addition of the roof lights on the front roofslope alone, could be considered permitted development, even in a Conservation Area. Therefore, in this case, it is considered that the design and siting improvements made with the amended plans represents a good compromise and a visual improvement on that originally proposed. Provided the conservation style roof lights are used, and this detail is specified on the submitted plans, then the standard plans condition will ensure this detail becomes approved and necessarily implemented.

Whilst the Borough Design Guide normally encourages pitched roof dormers - this proposed dormer is on a rear elevation and other similar flat roofed dormers exist on nearby properties. It is set down from the ridge and is of a modest scale also being set up from the eaves. It cannot be seen from any public domain. It is therefore considered that the proposal would preserve the visual appearance and character of the area and Conservation Area.

With respect to the chimney - it is proposed to demolish the existing original one and replace it with a 'dummy' plastic chimney and clad it with matching brick slips. Following the Conservation Officers concern over this element of the proposal the agent confirmed that the original cannot be retained as follows: The retention of the chimney breast is not possible due to the excessive size of the stack within the loft area. Furthermore, it is technically, functionally or economically feasible to support the remaining portion of chimney stack above the roofline. The proposal is to introduce a dummy stack; formed with a GRP core which is then clad with brick slips (to match the existing brickwork) and pointed with mortar. The chimneys are maintenance free and offer the same visual appearance as the existing chimney.

Paragraph 5 of the Character Appraisal document states that "5.3 The original architectural characteristics of buildings (in particular original windows and roof coverings) should be respected and retained – and reinstated wherever the opportunity arises when improvements are necessary"... it goes on to state that the "Removal of architectural features such as chimney stacks, pots, cornices, decorative brickwork..." should be avoided. Therefore it is considered that the replacement of the original with a dummy is to be encouraged and welcomed, provided the finishing detailing is to a sufficiently high standard - and this can be conditioned.

8 Conclusion

- 8.1 The proposed rear dormer and rooflights, and dummy chimney are considered suitably sympathetic additions to the dwelling in terms of design, scale, numbers and materials which would preserve the visual appearance of the front elevation of this property on the waters edge within the Conservation Area. The proposal is therefore considered to comply with policy CS16 and would preserve and enhance the character of the Conservation Area. It is therefore recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01049, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 Prior to the commencement of development on site, precise details of the dummy chimney and brick slip cladding and conservation rooflights shall be submitted to and approved by the Local Planning Authority. Such details shall include a 1:50 scale cross section plan showing the precise dimensions and

brick detailing. Thereafter the chimney and rooflights shall only be constructed / installed and permanently maintained in full compliance with the approved details.

Reason: In the interests of the amenities of the area and having due regard to policy DM20 of the Havant Borough Local Plan (Allocations), CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan; Existing Plans & Elevation; Proposed plans & Elevations

Drawing No 001 rev D

Proposed Section; Proposed Structural Plans Drawing No 002 rev C

Reason: - To ensure provision of a satisfactory development.