
Site Address: 16 Bath Road, Emsworth, PO10 7EP
Proposal: Application for non-material amendment to Planning Permission
APP/14/01043 relating to the addition of a black coloured boiler flue outlet above the
pitched roof to serve the new boiler.
Application No: APP/15/00483
Applicant: Mr & Mrs Trent
Agent: Mr C Moore
Sussex Building Consultancy
Limited
Ward: Emsworth

Expiry Date: 26/05/2015
Team: Team 2
Case Officer: Tina Pickup

Recommendation: **GRANT PERMISSION**

1 Site Description

The site consists of a two-storey, mid-terrace dwelling with a double height projecting bay on the front elevation. On the front elevation there are a mix of materials - brick to the ground floor; cream painted render at first floor with white clad bay; roof is slate with contrasting red ridge. The rear is all brick. The site is located in the Emsworth Conservation Area and fronts onto the Town Mill Pond. There is small paved area at the front which allows for on site parking. This is flanked by a low hedgerow/picket fence on either side. To the rear is an existing flat roofed conservatory having a depth of 2.4m, made of brown UPVC. No 17 to the south has a single storey rear extension of similar depth with a pitched gable end; No 15 to the north also has a similar depth rear conservatory with a shallow sloping roof. Both rear side boundaries comprise 2m close boarded fencing.

2 Planning History

APP/14/01043 - single storey front porch; replacement single storey rear extension; conversion of roof space with rear dormer and 2 rooflights on front Permitted
21/11/2014

3 Proposal

This application is submitted seeking a slight variation to the previously approved scheme to allow for the addition of a black coloured boiler flue outlet on the front roof space.

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)

Borough Design Guide SPD, 2011
Emsworth Conservation Area Character Appraisal, approved March 2010

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

None

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: n/a

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) Impact of the proposed changes

7.2 The addition of a black boiler flue on the front roofslope is not visually ideal, being within the Conservation Area and on the front roof slope facing the Mill Pond. However, I have spoken with Building Regulations (Colin Adams) asking whether it was possible to duct the flue to the rear roof slope - I am advised that this would be technically very difficult due to lack of height and he wouldn't recommend it. Considering there are already some soil pipes on this front elevation and the flue will be black which will blend with the slate roof slope, then on balance this addition is not considered refusable.

8 Conclusion

The proposed change is considered to have minimal material impact and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00483, subject to the following condition:

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

Proposed second floor plan Rev F
Proposed elevations Rev C

Reason: - To ensure provision of a satisfactory development.