

Recommendation: **GRANT PERMISSION**

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

Environment Agency - no bespoke comments

Development Engineer - no adverse comment

Conservation Officer - To achieve the desired headroom an ungainly and bulky dormer addition is proposed. In my view this will be a detrimental change but not one that will directly harm the character of the conservation area. The other consequential change is 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.

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 this vein, ideally I would wish to see the number of rooflights reduced to the two essential ones lighting the stair and bedroom. The rooflight to the dressing room being desirable rather than essential.

The porch, picking up on the design of the adjacent property and rear extension are acceptable. Within the conservation area, painted timber rather than upvc is sought but given the scale of development and what currently exists this is not something I can insist upon.

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.

Chichester Harbour Conservancy - no objection

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: 1

Statutory advertisement: 17/10/2014

Number of representations received: 0

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 footprint of the proposed rear extension is identical to the existing conservatory, which aligns with the neighbours rear extensions. The changed roof profile will have no adverse effect on neighbouring residential amenity. The proposed front porch is also almost identical to the porch at No 17 immediately to the south - the two porches will virtually abut one another. However their sloping roofs will give adequate visual separation and the traditional style is appropriate to this location, having no adverse impact on the residential amenity of the adjacent residents.

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.

Overall, none of the 3 elements of the proposed development would have any undue impact on adjacent 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 3 roof lights on the front roofslope, with one serving a dressing room, was considered an unnecessary proliferation of rooflights. 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 - hence amended plans were submitted omitting the dressing room rooflight and thus reducing the number to two. It is proposed to use conservation style rooflights. The Conservation Officer has confirmed his agreement to the amended plans, provided the conservation style roof lights are used. Since 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 sits adjacent another flat roofed dormer. It is set down from the ridge and is of a modest scale also being set away from the sides and up from the eaves. It cannot be seen from any public domain. The proposed porch on the front elevation replicates the neighbours, and is of an appropriate design and scale to be visually appropriate to both the host dwelling and street scene. It is therefore considered that the proposal would preserve the visual appearance and character of the area and Conservation Area.

8 Conclusion

- 8.1 The proposed rear extension, dormer and rooflights, and front porch 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/14/01043, 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Heritage, Design & Access Statement

Flood Risk Assessment

Site and Location Plan Rev A dated 01/10/2014

Existing and Proposed Roof Plan Rev A Dated 04/11/2014

Existing Floor Plans Dated 08/09/2014

Existing Elevation Plans Dated 08/09/2014

Proposed Ground Floor Plan Dated 16/09/2014

Proposed First Floor Plan Dated 30/09/2014

Proposed Second Floor Plan Rev B Dated 04/11/2014

Proposed Elevations Rev B Dated 04/11/2014

Proposed Cross section Dated 16/09/2014

Reason: - To ensure provision of a satisfactory development.