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|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------------|
| Site Address:   | 5 John King Shipyard, King Street, Emsworth, PO10 7AY                                                                                      |               |             |
| Proposal:       | Application for non-material change to Planning Permission APP/13/00583 relating to alterations to detail design of the balcony and steps. |               |             |
| Application No: | APP/14/00211                                                                                                                               | Expiry Date:  | 27/03/2014  |
| Applicant:      | Mr A Jackson                                                                                                                               | Team:         | Team 2      |
| Agent:          | Mr N Wright                                                                                                                                | Case Officer: | Tina Pickup |
| Ward:           | Emsworth                                                                                                                                   |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site comprises a dwelling of brick and tile finish located within a limited plot at the division between John King Shipyard and Stanley Road, a pair of cul-de-sacs accessed off the south side of King Street. The dwelling is detached but the separation with nearby dwellings is such that the building appears as part of a terrace from many viewpoints. The area is characterised by high density residential development fronting on to the foreshore of Chichester Harbour to the south.

The site lies within the Emsworth Conservation Area, Chichester Harbour Area of Outstanding Natural Beauty (AONB), the Coastal Zone and Environment Agency Flood Zone 2. The proposal effects the foreshore of the harbour, which lies within the Chichester Harbour Site of Special Scientific Interest (SSSI), Chichester and Langstone Harbours Special Protection Area (SPA)/Ramsar and Solent Maritime Special Area of Conservation (SAC).

## **2 Planning History**

90/53215/003

Demolition of existing factory. New development of four 4-bedroom terrace houses and garage block, conversion and extension of existing building to form 4-bedroom detached house with integral garage and associated parking. Approved.

99/63216/000

Retention of additional step to foreshore. Refused.

99/63216/001

Retention of additional step to foreshore (revised application). Approved.

04/63216/002

Removal of existing steps from foreshore and replacement with new concrete steps constructed in gap between houses. Construction of new balcony to south elevation (on brackets from retaining wall) projecting beyond line of sea wall over foreshore. Refused against officer recommendation for reasons relating to impact on character and appearance of Emsworth Conservation Area and undesirable precedent.

13/00583

Removal of existing brick steps, replacement with retractable timber steps and enlargement to existing balcony. Permitted 19/9/2013

### **3 Proposal**

This application seeks a minor design change to the retractable steps and balcony approved under 13/00583. The scheme has been worked up in more detail resulting in the following changes:

- increase in width of balcony from 2.8m to 3m
- depth/projection of balcony reduced from 1.6m to 1.58m
- use of 3 support brackets for balcony rather than 2
- use of metal uprights within balcony
- use of metal handrail on retractable steps
- swing up steps changed to a push-up/slide up version enabling drop board to be used for high tides

### **4 Policy Considerations**

#### National Policies

#### Core Strategies 2011 forming part of the HBLDF

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB))                    |
| CS15 | (Flood and Coastal Erosion)                                                       |
| CS16 | (High Quality Design)                                                             |
| CS9  | (Housing)                                                                         |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

### **5 Statutory and Non Statutory Consultations**

Conservation Officer - No objection - changes are minor and in spirit of the original

### **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: 0

## **7     Planning Considerations**

The principle of the development has been established under APP/13/00583. It is therefore considered that, having regard to the relevant policies of the development plan, the main issue arising from this application is:

### **(i)     Visual Appropriateness of the Design and Materials**

The proposed balcony and retractable steps are fundamentally very similar. The very minor changes to operation, size and materials, which involves the utilisation of more metal, would not have any material impact on the visual appearance of the site as a whole or on the Conservation Area, the AONB or SSSI . There are other examples of metal balconies in the area.

## **8     Conclusion**

The proposal is not considered to result in a material change to the approved steps and balcony, nor would it have any detrimental impact on the visual appearance of the locality.

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## **9     RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00211 subject to the following conditions

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

Drawing Number 01 - Site Location and Block Plan  
Drawing Number 03 Rev B - Proposed Balcony

**Reason:** - To ensure provision of a satisfactory development.