
Site Address:	2 Bath Road, Emsworth, PO10 7EP		
Proposal:	Loft conversion incorporating dormers to south and west elevations.		
Application No:	APP/13/01173	Expiry Date:	09/04/2014
Applicant:	Mr N Chandler	Team:	Team 2
Agent:	Mr I Reed	Case Officer:	Rachael McMurray
	Architectural Planning Ltd		
Ward:	Emsworth		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The site consists of a semi-detached, two-storey property of brick and tile construction which fronts onto the Mill Pond in Emsworth and is located in the Emsworth Conservation Area. There is an area of hard standing to the front of the site, which provides onsite parking for two vehicles. The rear plot is enclosed by 1.8m high fence and there is an existing, pitched roof, single storey, rear extension.

2 Planning History

07/69205/001

First floor extension and front porch. Withdrawn.

08/69205/002

First floor rear extension and front porch. Permitted - 13/5/09.

3 Proposal

The proposal is for a loft conversion incorporating dormers to the south (side) and west (rear) facing roof slopes. The side facing dormer window would be set into the existing hipped roof and would feature a pitched roof with a hipped gable end, set down from the main ridge. The rear facing dormer window would be of a similar design but would extend out from the main ridge. Matching materials are proposed.

4 Policy Considerations

National Policies

NPPF

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))

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

As is evident from the application I was consulted on this proposal at pre-app stage. My comments at that time were :- "This semi- detached property forms one of a sequence of similar buildings fronting Bath Road, a highly visible area seen across the waterfront. It forms part of the Emsworth Conservation Area. This brings the works within planning control, which might otherwise be deemed "permitted development".

The building has a relatively shallow roof pitch, designed for natural slate, which unfortunately has been replaced by concrete tile. This provides limited practical space within the attic for additional accommodation. There appears to have been some partial conversion of attic space to other properties, evident from the insertion of a number of rooflights, although at present these are relatively contained visually.

The proposal is a marked departure from the present development by extending the plane of the roof slope to the side and rear. The rear dormer extension, while poor in design terms is likely to have limited impact on the conservation area, being largely screened from public view. The side dormer and associated front rooflights would in my opinion impact detrimentally on the character and appearance of the conservation area, and is what the enhanced planning controls are intended to prevent. The side dormer alters the balance of the semi-detached pair and introduces an alien form of development into what is otherwise a fairly harmonious row. Although there is some punctuation of the front roof slopes by rooflights and one very poor dormer (probably built as p.d); in Bath Road and Bridgefoot Path there is relatively little punctuation of the front roofslope. Where it has occurred ,is generally modest. With the more intense use of the attic space and need for an escape rooflight, the design becomes more intrusive.

In summary, the conversion of attic space can often be carried out satisfactorily with care and sensitivity. In this case, the shallow roof design does not lend it to conversion, certainly not on the scale proposed. The resulting need to expand the roofspace through the dormers and addition of misplaced rooflights on the front elevation creates an unsympathetic and inappropriate form of development. The Conservation Area Character Appraisal for Emsworth identifies cumulative relatively small scale changes such as alterations to windows and roof coverings etc as contributing to the erosion of character and recommends the introduction of an Article 4 Direction to address. Whilst this as yet has not been acted upon, the development proposed would contribute to this erosion and is subject of planning control".

I have assessed the information submitted which has not changed from pre-app apart from the additional supporting information. This does not alter my original opinion. The application falls to be determined in conformity with the National Planning Policy Framework (NPPF) and supporting local guidance. The NPPF places an emphasis on high quality design specifically S.7 and paragraph 64. The Design Statement makes reference to other examples of dormers in the vicinity. I have not undertaken an exhaustive check but the evidence I have uncovered suggests the development is historic and may well have been constructed as "permitted development" prior to changes in the Order. I remain of the view the changes, which include the removal of the chimney stack, will have a negative impact on the character and appearance of the conservation area.

REFUSE

The proposal by virtue of the design will have a negative impact on the visual

appearance of the building in particular and conservation area in general. As such it fails to meet the test of "preserve or enhance", is contrary to the requirements of national guidance set out in the National Planning Policy Framework (NPPF), Local Plan Policy CS11 and adopted Emsworth Conservation Area Appraisal & Management Plan.(2010)

Environment Agency:

The site is within Flood Zone 3 defined by the NPPF as having a high probability of flooding from rivers or the sea. The application falls within the scope of our Flood Risk Standing Advice (FRSA) for householder development. Please refer to our FRSA at the following link:

<http://www.environment-agency.gov.uk/research/planning/82584.aspx>

Officer Note - The floor levels of the proposed living accommodation in the loft space would be no lower than existing levels. The agent has provided information in the Design and Access Statement with regards to flood proofing.

County Ecologist:

Is there any scope for the applicant to provide us with some detailed recent photos of the areas of the roof to be impacted please? This is one of those borderline ones where, on the basis of existing information, I should really request ecological information (there is potentially a risk of bats occurring) but it may be possible to scope that risk out if better photos were provided.

Chichester Harbour Conservancy:

Site was visited on 11.3.2014 and viewed from the street, from the rear in Warblington Road and Bridgefoot Path. It is within Character Area (B) of the Conservation Area appraisal.

The hip is clearly visible from the other side of the mil pond in Bridgefoot Path, but the rear roof slope is largely screened from view from Warblington Road. Nonetheless, the rear dormer (which should be part of the description of development in my opinion) does rather 'crowd' the rear roof slope and would seem rather dominant on it.

The rooflight windows to the front roof surface are probably permitted development under Class C to Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), but would relate poorly to fenestration below.

The Conservation Area was designated in 1970. There are other dormer examples referred to by the agent, but it is not clear whether these pre-date designation. A chimney stack would be lost if the proposals went ahead.

This development requires planning permission because permitted rights are withdrawn for Article 1(5) land, including Conservation Areas, for alterations to the roof of a dwellinghouse.

The proposals would unbalance this pair of semi-detached houses and thus not accord with the AONB guidance on residential development and have significant landscape/townscape impact on the AONB/Conservation Area. It would seem that a similar design was discouraged at the pre-application stage enquiry.

Notwithstanding a duty to care for the social well-being of those living in the AONB,

the Conservancy's first duty is to protect, conserve and enhance the AONB's natural beauty, including its setting.

Hampshire County Council, Strategic Environmental Delivery Group:

No comments received.

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: 28/02/2014

Number of representations received: 1

One objection has been made from the neighbouring property at No. 1 Bath Road which raised the following points:

i. The rear dormer window would result in a loss of privacy to the neighbouring property.

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 the design
- (iii) Effect on the streetscene and character of the Emsworth Conservation Area
- (iv) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable, subject to other development management considerations. The application site is situated with the boundary of the Emsworth Conservation Area and therefore special consideration will be given with regards to the impact on the conservation area. Advice relating to this is contained within Policy CS11 (Protecting and Enhancing the Special Environment of the Havant Borough) and Policy CS12 (Chichester Harbour of Outstanding Natural Beauty (AONB)). This site is not located within the AONB but is immediately adjacent to the boundary and therefore any development, and its cumulative effect may have an impact on the AONB and its setting.

(ii) Appropriateness of the design

- 7.3 The rear facing dormer would feature a pitched roof which would relate well to pitched roof of the main dwelling. It extend out from the main ridge and although it is preferred that this is set down, on balance it would be acceptable due to its subservience and pitched roof design.
- 7.4 The side facing dormer window would also feature a pitched roof and would be set down from the main ridge. However, as it is located on the side facing roof slope where it would be more common to see a hip to gable build up, the inclusion of a dormer appears contrived being located on this part of the roof. As such, there is concern that it would have an adverse impact on the visual amenity of the property.

(iii) Effect on the streetscene and character of the Emsworth Conservation Area

- 7.5 The Councils' Conservation Officer has been consulted and has given their views with regards to the potential impact of the scheme on the character of the conservation area. They have raised concerns with the side dormer in particular that it would impact detrimentally on the character and appearance of the conservation area, as it would alter the balance of the semi-detached pair and introduces an alien form of development into what is otherwise a fairly harmonious row. Although there is some punctuation of the front roof slopes by roof lights and dormer windows (likely to have approved under permitted development) in Bath Road and Bridgefoot Path, there is overall relatively little punctuation of the front roof slope. Where it has occurred, is generally modest. With the more intense use of the attic space and need for an escape roof light, the design becomes more intrusive.
- 7.6 The Conservation Officer is also of the view that in this case, the shallow roof design does not lend itself to be easily converted. The resulting need to expand the roof space through the dormers and addition of misplaced roof lights on the front elevation creates an unsympathetic and inappropriate form of development. The Conservation Area Character Appraisal for Emsworth identifies cumulative relatively small scale changes such as alterations to windows and roof coverings etc as contributing to the erosion of character and recommends the introduction of an Article 4 Direction to address. Whilst this as yet has not been acted upon, the develop proposed would contribute to this erosion and is subject of planning control".
- 7.7 Chichester Harbour Conservancy have also objected to the proposal based on the adverse impact it would have on the setting of the AONB. They are concerned that the proposals would unbalance the pair of semi-detached properties (No's 1 and 2) and would therefore adversely impact on the AONB. This would therefore be contrary to Policy CS12 of the Local plan. No. 1 Bath Road still retains the original hipped roof so the proposal would unbalance the pair of properties. However, this in itself is not considered to warrant a reason for refusal as there are some variations to pairs of semis along the streetscene and some properties in Bath Road do have front facing dormer windows.

(iv) Effect on the neighbouring properties

- 7.8 Concern has been raised that the rear facing dormer would result in adverse overlooking of No. 1 Bath Road. However, there are already rear facing first floor windows in No. 2 Bath Road which overlook the neighbouring property and vice versa. Whilst the dormer window would result in a new window, the principle of overlooking towards the west has already been established and therefore it would be unreasonable to base a reason for refusal on those grounds. No. 3 Bath Road is located in fairly close proximity and therefore would be unlikely to be impacted upon

by the side facing dormer window in terms of it being overbearing.

8 Conclusion

Overall it is considered that the side facing dormer window, by virtue of the design will have a negative impact on the visual appearance of the building in particular and conservation area in general. As such it fails to meet the test of “preserve or enhance”, is contrary to the requirements of national guidance set out in the National Planning Policy Framework (NPPF), Local Plan Policy CS11 and adopted Emsworth Conservation Area Appraisal & Management Plan.(2010).

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/13/01173 subject to the following conditions:

- 1 The side facing dormer window, by virtue of the design will have a negative impact on the visual appearance of the building in particular and conservation area in general. As such it fails to meet the test of “preserve or enhance”, is contrary to the requirements of national guidance set out in the National Planning Policy Framework (NPPF), and the Havant Borough Local Plan (Core Strategy) 2011 Policies CS11 and CS12 and adopted Emsworth Conservation Area Appraisal & Management Plan (Adopted 2010).