

14 Bridgefoot Path
Emsworth



Planning Statement

Site Context: 14 Bridgefoot Path is situated within a conservation area, which necessitates careful consideration of any alterations to ensure they preserve or enhance the character and appearance of the area. To the North of the property 12 and 13 Bridgefoot Path have substantial two-storey flat roof extensions at the rear. To the south, the boundary is angled, creating an increasing gap between the buildings as one moves away from the house.

Proposed Development: The proposal involves the following key elements:

Single-Storey Rear Extension:

1. The extension will be single-storey, ensuring minimal visual impact and no overshadowing or overlooking of neighbouring properties.
2. Given the substantial two-storey extensions at 12 and 13 Bridgefoot Path, the proposed single-storey extension will have no adverse impact on the properties to the north.
3. The angled boundary to the south reduces any potential impact on the neighbouring property, further mitigating concerns about overshadowing or loss of privacy.
4. The existing outbuilding to the rear is structurally failing and beyond sensible repair. Replacing it with a new structure will enhance the overall safety and appearance of the property.

Front Elevation Enhancements:

1. The proposal includes the addition of solar shading and a first-floor terrace facing the mill pond. This design element has precedent elsewhere Bridgefoot Path, ensuring it is in keeping with the character of the area.
2. Reducing the amount of glazing in the current conservatory will significantly enhance the aesthetics of the building, aligning with the conservation area's objectives to preserve and enhance its visual appeal.

Justification:

Impact on Conservation Area: The proposed single-storey extension is designed to be sympathetic to the existing building and the surrounding conservation area. By maintaining a low profile and using materials that complement the existing structure, the extension will not detract from the area's character.

Precedent and Context: The presence of substantial two-storey extensions at neighbouring properties (12 and 13 Bridgefoot Path) sets a precedent for extensions in this area. The proposed single-storey extension is modest in comparison and will have a lesser impact on the surrounding environment.

Neighbouring Properties: The design ensures no overlooking or overshadowing of neighbouring properties.

Enhancement of Property: The replacement of the structurally failing outbuilding and the reduction of glazing in the conservatory will enhance the property's overall appearance and structural integrity, contributing positively to the conservation area's character. The property is currently very tired and in need of modernisation internally.

Conclusion: The proposed development at 14 Bridgefoot Path is a carefully considered response to the site's context within the Emsworth Conservation Area. The single-storey extension, structural replacement of the outbuilding, and front elevation enhancements are designed to preserve and enhance the area's character while respecting the amenity of neighbouring properties.

Relevant Havant Borough Planning Policies

The proposed development at 14 Bridgefoot Path aligns with several key policies from the Havant Borough Local Plan and other planning documents. Here are the relevant policies:

1. Policy CS16 (High Quality Design):

The proposed single-storey extension and front elevation enhancements are designed to be in keeping with the character of the conservation area, ensuring high-quality design that respects the local context¹

Policy CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough):

By proposing a modest single-storey extension and reducing the amount of glazing in the conservatory, the development aims to enhance the aesthetics of the building and preserve the character of the conservation area

Policy DM9 (Conservation Areas):

The proposal respects the character and appearance of the Emsworth Conservation Area. The design and materials used for the extension and front elevation enhancements are sympathetic to the existing building and the surrounding area

Emsworth Neighbourhood Plan:

The proposal aligns with the objectives of the Emsworth Neighbourhood Plan, which seeks to preserve and enhance the character of the area while allowing for appropriate development

These policies collectively support the proposed development by ensuring it is well-designed, respects the conservation area, and does not negatively impact neighbouring properties.



Permitted Development Rights.

A **two-storey** extension on a semi-detached house is generally allowed under Permitted Development rights if it meets certain criteria.

Rear Extension Limit:

1. The extension must not extend beyond the rear wall of the original house by more than 3 metres – The proposed projects only 2m

1.Height Restrictions:

1. The maximum height of the extension must not exceed the height of the highest part of the existing roof. The proposed is lower than the main roof.

2.Distance from Boundaries:

1. The extension must be at least 7 metres away from the rear boundary of the property. The proposed is over 30m away from the rear boundary.

3.Designated Land:

1. If the property is on designated land (such as a conservation area), additional restrictions may apply. Havant have not placed an Article 4 Directive on the Emsworth Conservation Area.

The single Storey extension projects over 10m from the rear of the existing dwelling therefore, it would not comply with the Permitted Development rights criteria or the Neighbour notification scheme. However, it is of a very comparable depth to the extensions to 12 & 13 Bridgefoot, immediately to the North. Given these are 2 storey and the proposed is single storey the impact will be minimal.



Photos





Rear of 14 Bridgefoot Path showing how Number 15 interacts with the proposal, Number 14. The original structure of the proposal is a mix of flint and brick. The asbestos roof and structure of the current outbuilding is in poor condition and structurally unsound.

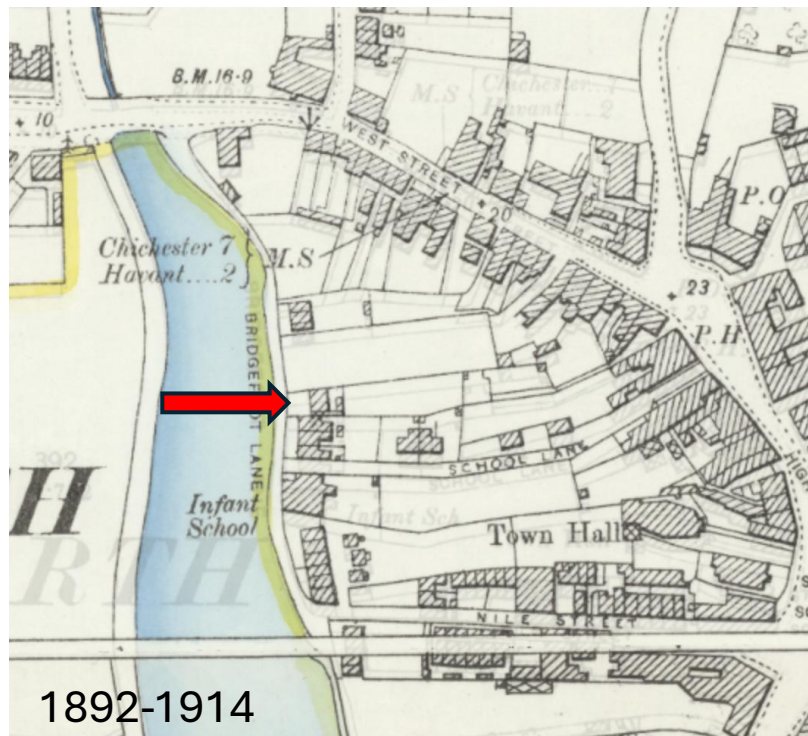


It can be observed from an arial view that the proposal is not an outlier for this area. Many of the neighbouring properties feature double storey extensions to the rear.

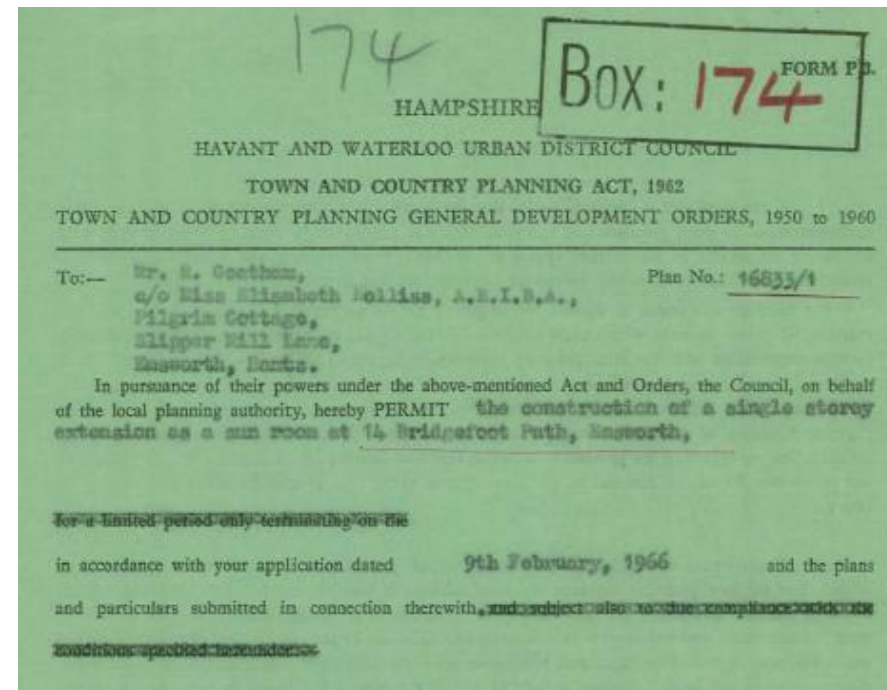
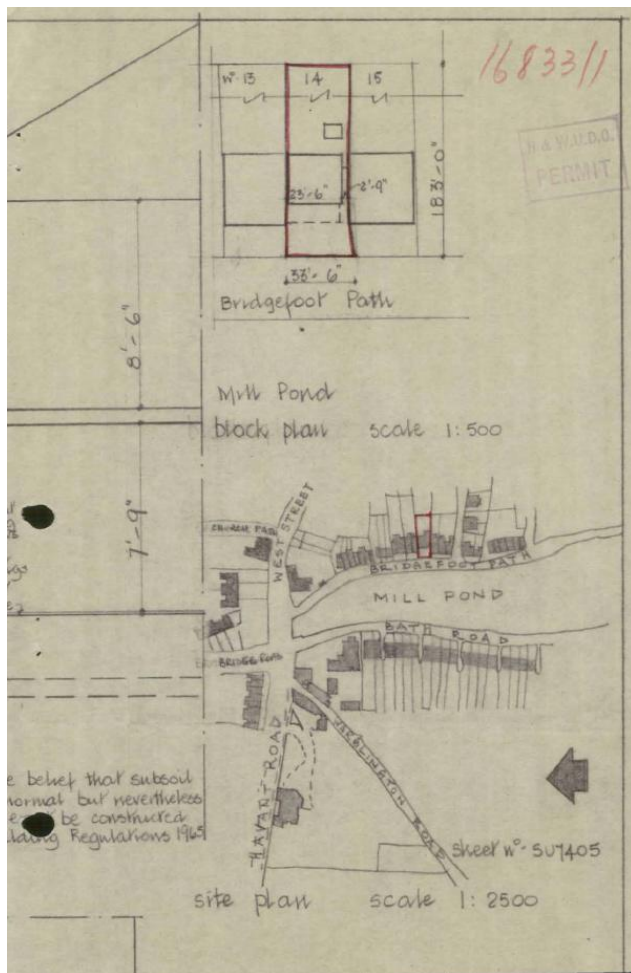


In comparison to the properties at 12 and 13a, the proposal's extension at number 14 will be smaller and more in keeping with the local vernacular of the area.

Due to the current layout of Number 14, the living space is small and the layout complex due to the alterations made for the previous owner who was very elderly.



The property is hard to date, there has been a dwelling on the site a number of years but looking at the construction internally, the roof and walls appear to be earlier 20th century. Furthermore, there is evidence that the side wall to the south is from an earlier building that may have been on the site.



The front extension was built in late 1960s

14 Bridgefoot

FLOOD RISK STATEMENT

The following statement has been prepared using information from:
<https://flood-map-for-planning.service.gov.uk/>
<https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>

1.0 Flood Zones

Figure 1: Environmental Agency Flood Risk Assessment – Map

14 Bridgefoot is located within Flood Zone 3 at the front of the site – but where the proposals are located it is flood zone 2, an area with a medium probability of flooding.

The flood zones refer to the probability of river and sea flooding, ignoring the presence of defences. Figure 1 shows the extent of flood risk and is to read in conjunction with the table below.

Table 1: Environmental Agency Flood Risk Assessment – Flood Zone Definitions

2.0 Analysis and Mitigation of Flood Risk

It is considered that the proposal does not increase the risk of flooding and for the following reasons:

- No change is proposed to the existing levels of the dwelling.
- The ground floor level of the proposed habitable extensions are to match the existing ground floor level and are therefore not at any greater risk of flooding.

3.0 Mitigation of Existing Flood Risk

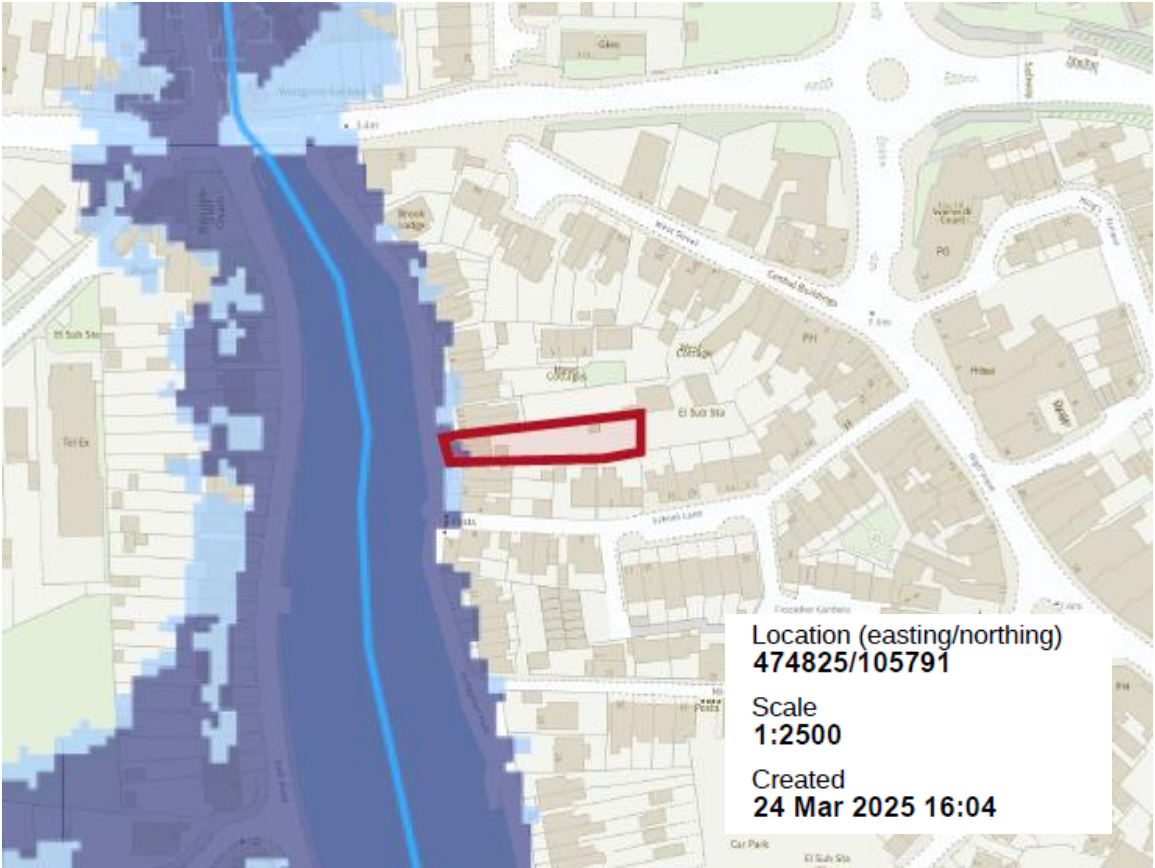
The proposals have been designed to mitigate any existing flood risks by:

- All wall mounted electrical fittings throughout the ground floor will be raised to the highest practicable level recommended by Building Control and installed from above to avoid damage in the event of a flood.
- Durable hard floor finishes throughout the ground floor would not need replacing in the event of a flood.
- Any new drains will be fitted with one-way valves to ensure water cannot back up into the property.

To ensure there is no increased risk in safety to those using the building;

- all sleeping accommodation remains located at first floor level to ensure there is no increased flood risk to occupants at night when asleep.

FLOOD ZONE	DEFINITION
Zone 1 (Low Probability)	Land having a less than 1 in 1000 annual probability of river or sea flooding. (Shown as ‘clear’ on the Flood Map – all land outside Zones 2 and 3.)
Zone 2 (Medium Probability)	Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1000 annual probability of sea flooding (Land shown in light blue on the Flood Map.)
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)
Zone 3b The Functional Floodplain	This zone comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)



Views from school lane and a focus on flint

The conservation officer reviewed the pre app and mentioned the view of the flint on the rear elevation. The current rear elevation features a large amount of flint, the plan is to honour this flint feature in the new proposal. Emsworth features a handful of flint filled elevations on buildings, with some examples shown below. Ensuring that the material is used in the proposal honours the heritage of the original structure and also ensures that the view from School Lane features the same materials from the approaching view. More flint will be visible with the new proposal than it is with the existing. It will also conceal the monolithic, red brick, flat roofed rear extension of Numbers 12a & 13 Bridgefoot Path as viewed from school lane which is in the conservation areas. Some of the original rear elevation shall remain alongside new flint on the new proposal.



Flint on side elevation of 13A High Street, Emsworth



Flint on side elevation of 1 Tower Street, Emsworth



Arial of School Lane showing view where No. 14 is visible.



Views of flint on rear elevation on approach from School Lane



New proposal will conceal view of brickwork from Number 13

45° Angle Analysis

The angle analysis shows that views from Number 15 will not be blocked by the new proposal.

