

Local Planning Authority planning application reference: APP/16/00898

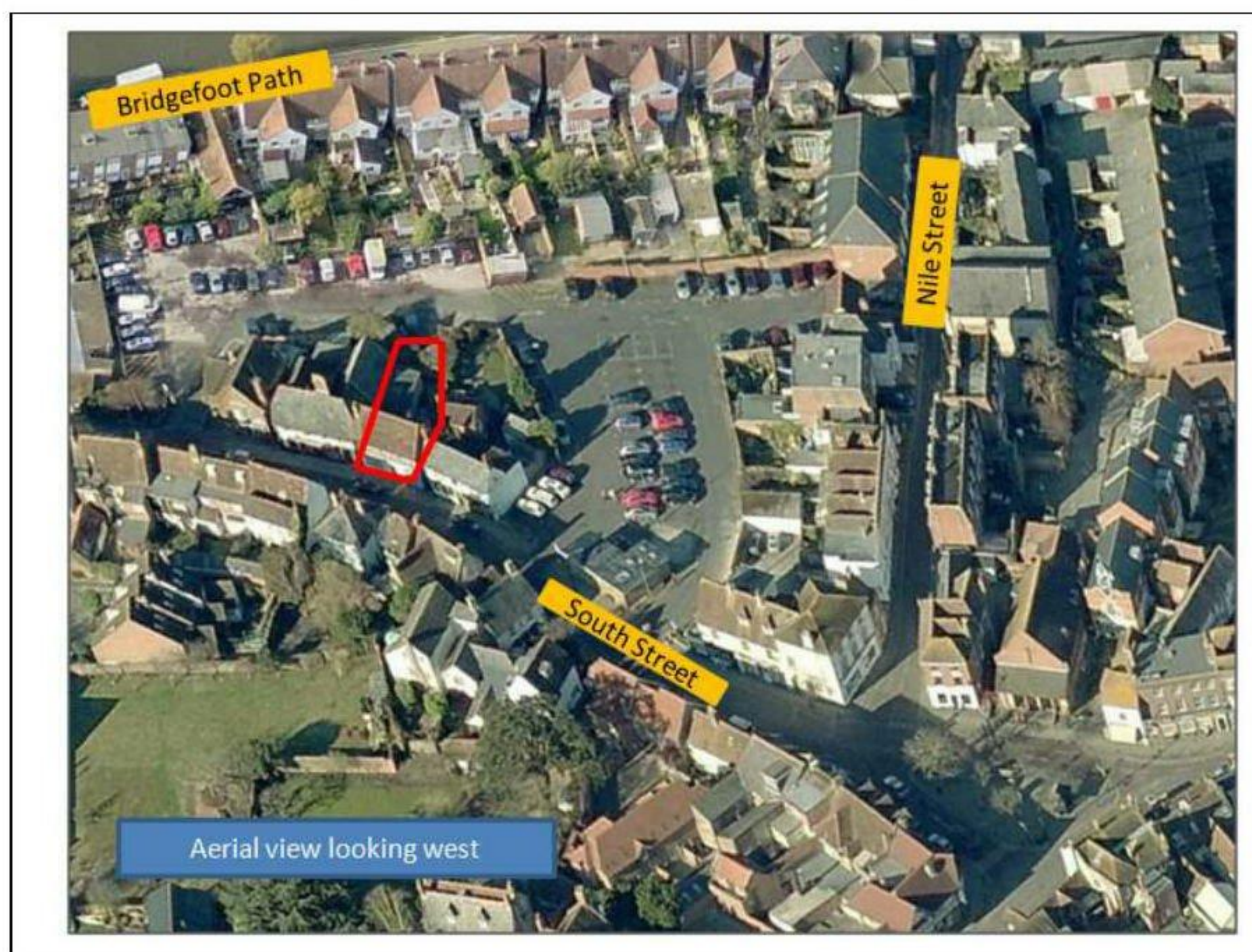
Site: 23 South Street, Emsworth, PO10 7EG

Proposals: Alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C3 to C1) - Revised Application.

Recommendation:

That Havant Borough Council be informed that Chichester Harbour Conservancy lodges a holding objection to the application, as it considers the mansard roof profile, by reason of its added height and design, would appear alien within a run of conventional pitched roofs. As such, the development would not enhance the natural beauty of the Chichester Harbour AONB, nor preserve or enhance the character of the Emsworth Conservation Area. An alternative design should be negotiated.

Conservancy Officers' comments and reasoned justification



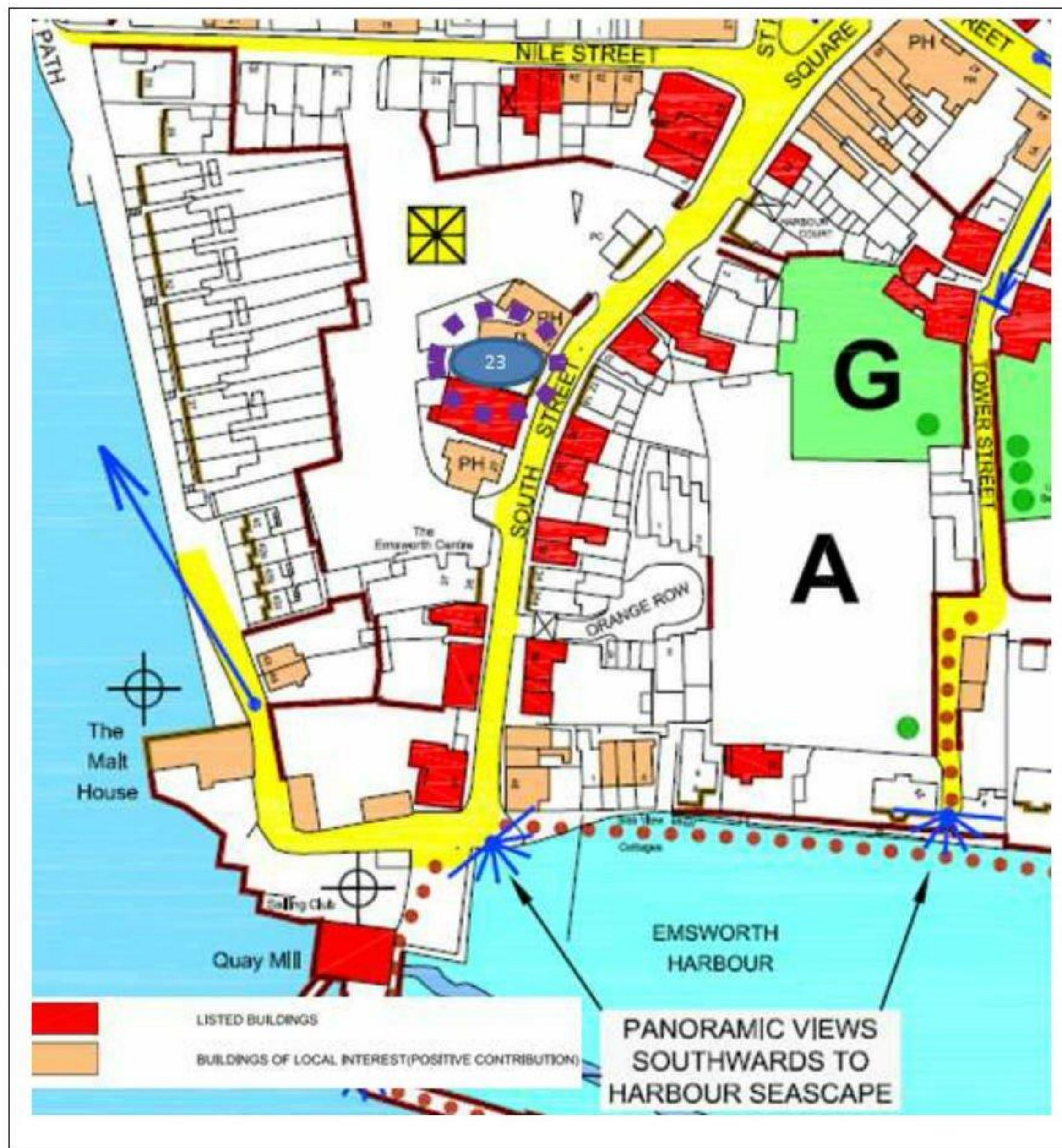
1.0 Site and its context

- 1.1 The site lies within the Old Town and Harbour character sub-area 'A' of the Conservation Area. This forms part of the H1 Havant to Chichester Coastal Plain Landscape Character area, in a study of the AONB commissioned by the Conservancy in 2005, whose relevant key characteristics are listed as:-

- "Linear historic settlements follow, or are located in close proximity to the Roman Road line of the A259.
- Dense urban development of Havant, Chichester, Emsworth and Southbourne.
- Occasional views from south of the A259 to the harbour".

The site itself lies outside of the SPA, SSSI and Ramsar designations, but within 200m of them.

- 1.2 This former builders office and yard (currently let as a single dwelling) is two storeys high with a clay tile, pitched roof. Other than its 2 storey form, the building has no redeeming architectural features. Rather unusually, the properties either side have slate roof coverings to the street, but clay plain tile roof coverings to the rear.



- 1.3 An extract of the Emsworth Conservation Area Character Appraisal Map is shown above. Woosters restaurant to the south is also owned by the applicant.



2.0 Proposed development

2.1 Apart from changing the use to a boutique-style 6 guest bedroomed hotel , to be operated in conjunction with Woosters, 3 built elements are proposed:-

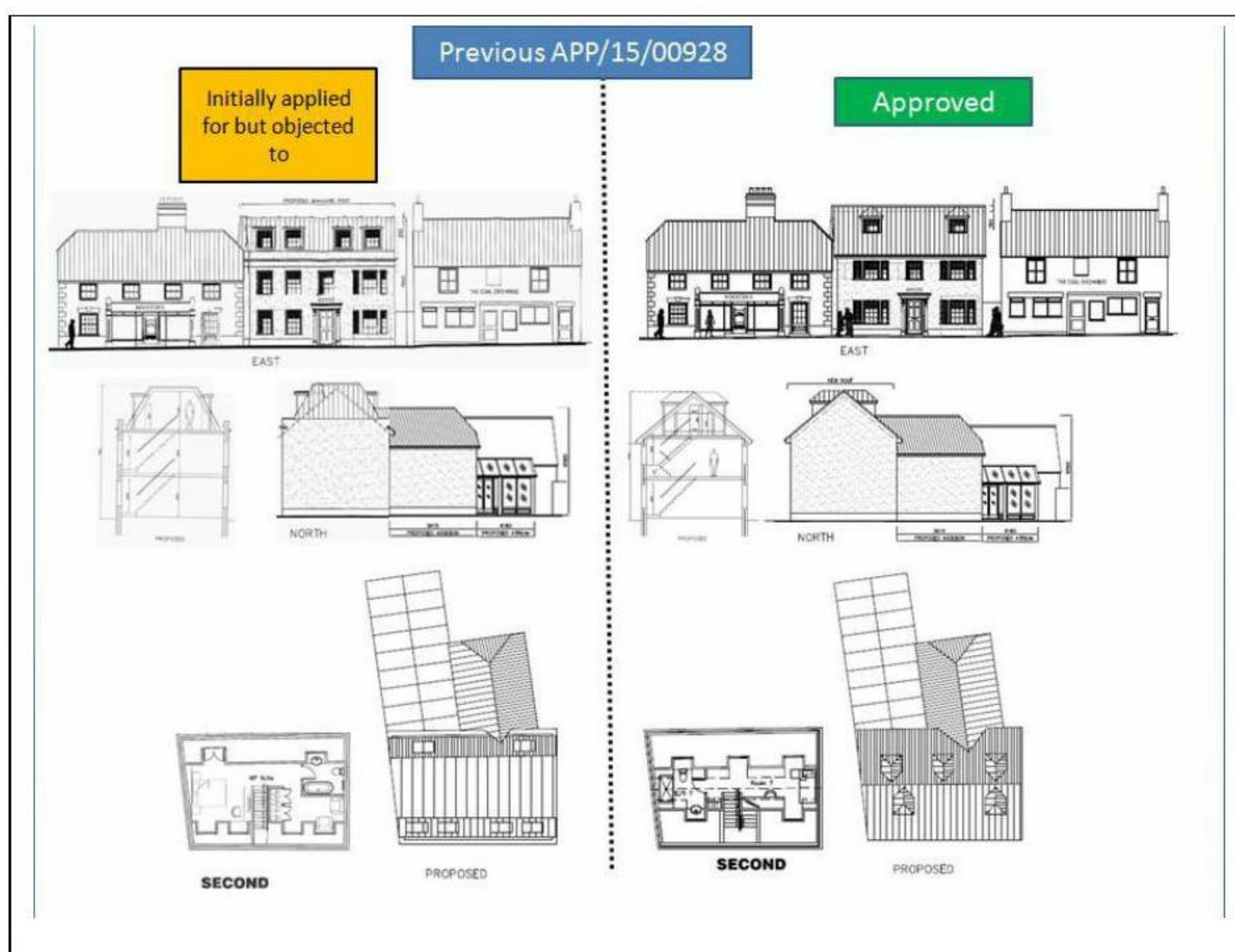
- Raising the roof ridge by 20.5 cm and altering its profile to a mansard with dormer windows front and back, with a parapet at the base of the roof;
- A barn-hipped roof two storey rear extension; and,
- A single storey projection beyond that.



- 2.2 Images of the existing and proposed elevational treatment are shown above.
- 2.3 In terms of external materials, the applicant proposes finishing the walls in render and stone paint to match the surrounding properties. The client's intention is to finish the mansard and dormer windows in lead, which is an appropriate material for Georgian period style. The pitched roof rear extension would also be in render and stone paint, with a slate roof.
- 2.4 There is no intention to re-cycle the existing plain clay tiles, which the council Officers consider to be beyond their useful life. The replacement windows will be double-hung sliding sash in Georgian style and proportions. Similarly the doors will be in a style appropriate to the period.
- 2.5 Bicycle parking is shown provided for 2 staff bicycles. Greywater recycling is proposed to irrigate planted areas and help flush toilets.
- 2.6 Space would be left within the yard for patrons to sit out, albeit it is noted this space is adjacent to one of the guest bedroom's only window.

3.0 Relevant planning history

- 3.1 APP/15/00928: *"Alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C1 to C3), approved under APP/14/01165"*.



- 3.2 This application differed slightly to that proposed now. 7 guest bedrooms had been proposed and the dimensions and roof treatment of rear extensions differed slightly. Although the alterations to the main roof had also proposed a mansard treatment, objections from the Conservancy and Council Conservation Officer caused the design to be amended to have less dormer windows and simply raise the roof ridge to have a conventional pitched roof, some 39 cm taller than the Coal Exchange to the north, but with a contiguous eaves line to that property. Those amended proposals were approved 4.11.2015. A comparative image of the original submission and approved amendment is shown above.

4.0 Planning considerations

- 4.1 The main issues to be considered relate to

- (1) visual impact for a site occupying a prominent position in the Emsworth Conservation Area, within the Chichester Harbour AONB; and,
- (2) finding a beneficial use for the building.



- 4.2 Visual impact.

- 4.2.1 The agent summarises the objectives of alterations to the building as – *“The overall aim of the proposal is to regenerate the existing building into something more closely resembling a Georgian house. This would be in character for the area, and would enhance the appearance of the site and locality”*.
- 4.2.2 Whereas the Conservancy takes no issue with the proposed use, to be used in conjunction with the restaurant at 25 South Street under APP/14/01165, there are real concerns about the remodelling of the roof, to form a mansard roof. Conservancy Officers consider this would be visually discordant and not meet the tests of CS11-CS12, CS16, DM9 and DM20. These are given further expression in the Emsworth Conservation Area Character Appraisal/Management Plan and the

following Built Environment Design Considerations of the Emsworth Design Statement:-

- 3.3 (Harm to character of the street),
- 3.5 (Not in scale with its neighbours),
- 3.7 (Discordant to consistent roof line of its neighbours),
- 3.8 (Number of dormer windows considered disproportionate to roof surface, given the character of other dormer windows in the immediate surrounds),
- 3.9 (Loss of chimney which adds character to the roofscape),
- 3.10/3.11 (No consideration given to salvaging and re-use of existing plain tiles), and
- 3.22 (Overall erosion of the character of the Conservation Area).

4.3 Finding a beneficial use for the building.

- 4.3.1 Whilst it is appreciated that the applicant needs to increase headroom to create the 'loft' guest bedroom, altering the pitch to increase the roof height to be marginally higher than the ridge level of the Coal Exchange PH, should be the better option to achieve that. With fewer (say 2) and more discrete dormer windows to the front (as approved) and perhaps one dormer at the southern end of the roof surface slightly wider to the rear to give headroom at over that bedspace with associated en-suite handed, perhaps some revised plans could be negotiated.

5.0 Conclusions

- 5.1 The Conservancy therefore lodges a holding objection at this time, but is supportive of the overall aim to create a quality boutique hotel that would bring people to enjoy the Area of Outstanding Natural Beauty and act as a base for people to explore the area.
- 5.2 Whilst there are other properties in the conservation area with mansarded roofs in Nile Street, one fronting the public car park only serves to illustrate how incongruous they are (see below).



SRL for 17/10/16 CHC Planning Consultative Committee

Comments requested by: 23 September 2016, with extension of time requested by CHC to comment from today's meeting.

PLANNING POLICY FRAMEWORK*

NPPF – 7, 9, 11, 14, 17-23, 56-58, 60-61, 64, 66, 69, 93-94, 99-101, 103, 109, 111, 115, Section 12, 188; **NPPG** – ID 2b, ID 6- 8, ID10, ID 18a, ID20, ID21a, ID 23b, ID 26, ID 30, ID 31, ID 34; **HBLP** – CS2, CS4-CS6, CS8, CS11-CS12, CS14-CS17, CS19-CS21, DM3, DM8-DM9, DM11, DM14; **SBSA** – AL1-AL2, DM20, DM24-DM25; **CHMP** - LS1-LS2, LS4, HE1, BD1, BD3, NC1, NC5, CD1, CD3, WQ1, WQ4, EW4, EL3, EG1-EG4; **PG** - B3, B8; **SPG/D**.

*Abbreviations used:-

NPPF – National Planning Policy Framework (2012)

NPPG – National Planning Practice Guidelines (2012)

HBLP– Policies from Havant Borough Local Plan (Core Strategy)(2012).

HBSA - Havant Borough site Allocations DPD (2014)

CHMP & PG – Chichester Harbour Management Plan (2014-2019) & Planning Guidelines (as amended 2011-2013)

SPG/D – Supplementary Planning Guidance/Documents/Evidence:-

- Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions (2010)
- Havant Borough Council - Borough Design Guide - Supplementary Planning Document (December 2011)
- Emsworth Village Design Statement (2008)
- Emsworth Conservation Area Character Appraisal/Management Plan (2010)