

DELEGATED OFFICER REPORT

PROPOSAL	Replacement balustrade and replacement cladding
LOCATION:	58 King Street, Emsworth, PO10 7AZ
REFERENCE NO:	APP/25/00602
APPLICANT:	Mr & Mrs Jones
CONSULTATION EXPIRY DATE:	17/10/2025
APPLICATION EXPIRY DATE:	10/09/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	GRANT PERMISSION

1. Site Description

- 1.1 The application site lies within the built up area of Emsworth, at the eastern end of King Street where it approaches the Chichester Harbour foreshore. Currently the site comprises a three storey end of terrace town house, one of a terrace of 5.
- 1.2 The external elevations of the existing dwelling comprise red facing brickwork with green/brown tile hanging and a concrete tile roof. The front (west) elevation features a projecting balcony at first floor level with white painted timber slats and metal supports, and with obscure glazed panels to both sides.
- 1.3 The property is prominent in the street scenes of both King Street (front elevation) and Marina Close (rear elevation); the latter featuring a parking area for the property.
- 1.4 The site lies within the Emsworth Conservation Area, Chichester Harbour National Landscape, and within an area at risk of current and future tidal flooding.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

- 3.1 Replacement balustrade and replacement cladding.
- 3.2 In detail, the application proposes the replacement of the existing timber/metal front balcony and balustrade with a glass balustrade and chrome handrail. An obscure glazed end glass panel of 1.8m height is retained as part of the design.
- 3.3 In addition, the existing green/brown tile hanging on both the front and rear elevations is proposed to be replaced by Cedral click weatherboarding in a blue/grey colour. A Cedral cladding brochure has been submitted to demonstrate the blue/grey options available.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty)
CS15 (Flood and Erosion Risk)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM9 (Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)
DM20 (Historic Assets)

Emsworth Neighbourhood Plan

H1 (Design & Heritage)
D1 (General Design Policy)
D2 (Height, Mass & Materials)
D3 (Layout, Form & Density)

Listed Building Grade: N/A
Conservation Area: Emsworth

5. Statutory and Non Statutory Consultations

Councillor Charles Robert

I have no objection to this application.

Councillor Reuben Mychalecky

No comments received

Councillor Grainne Rason

No objection from me.

Chichester Harbour Conservancy

Recommendation – No objection, subject to agreeing samples of external materials.

Officer reasoned justification:

A site visit was made 26.9.2025 and regard had to the policy framework* below.

1970's styled dwelling within Character Area A of the Emsworth Conservation Area (CA).

The proposed materials are acceptable and would have a neutral effect on the Chichester Harbour National Landscape and CA.

*Policy framework NPPF (December 2024, adjusted 7-2-2025) paragraphs - 1-3, 6-12, 20, 29-31, 39-40, 48, 56-57, 131-132, 135, 139-140, 187, 189, Chapter 16 (especially paragraph 215); NPPG ID's - 18a, 21a, 26; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS16, DM9; Havant Borough Local Plan (Allocations) 2014 - AL1, DM20, DM25; 'Made' Emsworth Neighbourhood Plan (2021) – H1, D1-D3 (a); Havant Borough: Building a better future (2025) – 2, 12, 28-30; Chichester Harbour AONB Management Plan 2024-2025: 1-2, 15; CHC Planning Principles – 01, 03; SDP/SPG – Joint CHAONB SPD; Emsworth CACA & Management Plan; Emsworth Design Statement

Environment Agency

No response received

Emsworth Residents Forum

No response received

Conservation Officer

Site / Location

58 King Street is located within the Emsworth Conservation Area. It forms a three-storey, end of terrace dwelling of 1960's construction. The front elevation includes tile hanging and a balcony at first floor level.

Legislation

When assessing the proposal, the following legislation and policy context is taken in consideration.

Planning (Listed Building and Conservation Areas) Act 1990

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have **special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest** when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which **affects a listed building or its setting**, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a **Conservation Area**, to have special

regard to the desirability of preserving or enhancing the character and appearance of that area.

National Planning Policy Framework (revised December 2024)

Chapter 16 of the NPPF relates to **the Historic Environment** including paragraphs 202-221. The following paragraphs are most relevant to the determination of this application:

Para 212 states that:

'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.

Para 214 states that:

*'Where a development will result in **substantial harm to, or total loss of**, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development*

Para 215 states that:

*'Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.*

Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014)

Policy CS11 – Protecting and Enhancing the Special Environment and Heritage of the Havant Borough.

Policy CS16 – High Quality Design

Policy DM20 (Allocations Plan) - Historic Assets

Emsworth Neighbourhood Plan

- Heritage policies

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Assessment

The proposed works include a replacement glass balcony with a chrome balustrade, a glass screen of obscure glazing to the north of the balcony and the replacement of the tile hung cladding with profiled, pale blue weatherboarding.

These works would update the appearance of the property and are in keeping with other similar properties in this part of King Street, which have also undertaken similar renovations to the front facades.

Overall, the proposals are not considered to result in harm to the significance of the Emsworth Conservation Area, as a designated heritage asset.

The application as submitted, meets the test set out in S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act"), along with the relevant policies in the NPPF and Local Plan.

Conclusion

NO OBJECTION subject to the following condition:

1. Details of all new external materials to be agreed prior to installation.

Officer comment: *Following receipt of the Cedral cladding brochure which illustrates the type of blue/grey cladding proposed, the Conservation Officer was re-consulted.*

Their updated comment was:

"If the material specifications have been provided with the application, then I am happy for you not to include a condition requiring samples".

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Press Advert		26/09/2025	17/10/2025	Is in conservation area
Site Notice		19/09/2025	10/10/2025	Is in conservation area

Number consulted: 10

Public comments - Number of representations received: None

Material planning considerations are addressed in Section 7.

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 design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

- (i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The application site is within the Chichester Harbour National Landscape (formerly known as Area of Outstanding Natural Beauty). The site is also within the Emsworth Conservation Area.
- 7.4 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 requires that new development; Responds to, draws inspiration from and respects local context and: Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site. Policy CS11 of the of the Havant Borough Local Plan (Core Strategy) 2011 seeks to protect and where appropriate enhance the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to Conservation Areas and Listed Buildings. Policy CS12 of the Havant Borough Local Plan (Core Strategy) 2011 seeks to conserve and enhance the qualities of the Chichester Harbour AONB (as defined in the Chichester Harbour AONB Management Plan).
- 7.5 The special qualities of the National Landscape (as defined in the Chichester Harbour AONB Management Plan) include; 'The particularly strong historic character and associations' and 'The picturesque harbourside settlements.'
- 7.6 Policy H1 of the Emsworth Neighbourhood Plan requires that 'Any new development or alteration to an existing structure that affects, or has the potential to affect a heritage asset (whether designated or undesignated) will be required in its design, scale and materials to conserve or enhance the significance of the heritage asset, the wider historic character of Emsworth, and to have regard to the design guidance within this neighbourhood plan.'
- 7.7 Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that special attention be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.
- 7.8 Paragraph 201 of the NPPF 2023 requires Local Planning Authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise.
- 7.9 The Emsworth Conservation Area is significant because it comprises an old town located between two small creeks (adapted for mill ponds), with a medieval layout of streets and alleyways. It grew in importance from the 13th century and was especially prosperous in the 18th century as a port with fishing and trade.
- 7.10 The proposal comprises two discrete elements. Firstly, the replacement of the existing timber/metal front balcony and balustrade with a glass balustrade and chrome handrail. An obscure glazed end glass panel of 1.8m height is retained as part of the design. The proposal will retain the essential character and layout of the existing dwelling, which it shares with its neighbours, albeit with more contemporary materials – however, these will not appear out of place in the context of the site, which lies within a 1960s estate where a variety of both modern and traditional materials can be found.
- 7.11 Secondly, the existing green/brown tile hanging on both the front and rear elevations is proposed to be replaced by Cedral click weatherboarding in a blue/grey colour. A Cedral cladding brochure has been submitted to demonstrate the blue/grey options available. Immediately to the north and east of the site, other houses on the estate have already undergone changes of cladding material with boarding of similar hues,

and in this context the proposal will not appear out of keeping with its surroundings.

- 7.12 The Council's Conservation Officer has reviewed the application and has raised no objection. The Chichester Harbour Conservancy has also raised no objection subject to agreeing samples of external materials. In the latter regard, however, the submitted Cedral cladding brochure is considered to provide sufficient information on which to base a decision.
- 7.13 The design and appearance of the proposal is deemed appropriate and would not result in material harm to the visual amenity of the host dwelling and streetscene. The proposal would preserve the character and appearance of the Conservation Area. Therefore, there would be no material harm to the significance of this heritage asset. Furthermore, the proposal would conserve the special characteristics of the National Landscape (AONB).
- 7.14 The proposal would therefore accord with the requirements of policies CS11, CS12 and CS16 Havant Borough Local Plan (Core Strategy) 2011 and DM20 of the Havant Borough Local Plan (Allocations Plan) 2014, policies D1, D2 and H1 of the Emsworth Neighbourhood Plan, the NPPF and the Planning (Listed Building and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.15 The replacement of the existing timber/metal front balcony and balustrade with a glass balustrade and chrome handrail will not give rise to any additional overlooking or loss of amenity to adjoining properties compared to the existing character and layout of the host dwelling. Moreover, whilst altering the external appearance of the property, in itself the replacement cladding will also not lead to any harmful impacts to neighbouring properties.
- 7.16 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme

(iv) Biodiversity Net Gain (BNG)

- 7.16 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00602 subject to the following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Proposed Plans and Elevations Job No. 3369 P_01

Location and Block Plan Job No. 3369 P_02

Cedral Cladding Brochure uploaded 02/10/2025 - 'Blue/Grey' or equivalent

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans and brochure, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.