
Site Address:	Former site of the Baptist Church Hall, North Street, Emsworth		
Proposal:	Proposed temporary church accommodation comprising 4No. cabins following the removal of two containers.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00202	Expiry Date:	02/05/2023
Applicant:	Mr Ferreira		
	Emsworth Baptist Church		
Agent:	Mrs Parker	Case Officer:	Tina Pickup
	Bespoke Architects		
Ward:	Emsworth		

Recommendation: **GRANT TEMPORARY PERMISSION**

1 Site Description

- 1.1 The red lined application site relates to the land immediately north of the modern Emsworth Baptist Church on North Street and between number 11 North Street, an estate agents. It was the site of the former Brook Hall which was the original chapel that was demolished in January 2022. It is considered to form part of the curtilage of the wider church site. The land is now levelled and a couple of blue containers have been placed on the site for storage.
- 1.2 The adjacent estate agents is a traditional two storey building set up to the back edge of the highway, and it has a ground floor bay window facing the site, close to the shared boundary line. At this frontage section the side boundary is marked by some bushes only, with a close boarded fence starting adjacent the rear corner of the main two storey building of the estate agents and continuing along the remainder of this northern boundary. To the rear of the site, adjacent the south eastern corner, is an elderly persons residential development, Meadow Court, made up of 4 two storey blocks. These are constructed of dark brown/reddish bricks.
- 1.3 The North Street frontage of the site has a low brick wall with railings above, and some more landscaping behind. The site has a vehicular dropped kerb access from North Street, although its regular use is discouraged with the placement of planters. The site has an alternative vehicular access taken from the rear of the site, shared with the Meadow Court flats opposite the public car park.
- 1.4 The site lies outside Emsworth Conservation Area and AONB which both extend to the Havant Road roundabout only. There are no Listed Buildings adjacent the site, although the Fire Station at 10 North Street opposite the site is a Building of Local Interest. The site does fall within the defined Emsworth District Centre by Policy CS4, but just outside the Secondary Frontage area (Policy AL3). The main modern church building falls within the defined Policy C1 as a Community & Public Services Hub by the Emsworth Neighbourhood Plan - but the land the subject of this application lies outside the defined area, but immediately adjacent.

2 Planning History

APP/10/00251 - Demolition of single storey buildings, erection of new single storey

church building and associated hard and soft landscaping. (amended plans received 5 October 2010) Allowed on Appeal 21/09/2011

APP/12/00978 - Single storey rear extension following demolition of existing two storey rear extension, refurbishment of existing church building., PERM,28/11/2012

APP/13/01086 - Discharge of Condition No's 3, 4, 6, 7, 11, 13 and 14 of Planning Permission APP/10/00251., PERM,19/12/2013

APP/14/00243 - Discharge of Condition No's 3, 5, 6, 11 and 15 of Planning Permission APP/10/00251., PERM,16/04/2014

3 Proposal

- 3.1 Proposed temporary church accommodation comprising 4No. cabins following the removal of two containers.
- 3.2 The existing blue shipping containers would be removed from the site. Each of the cabins would be 7.4m long x 4m wide having a slightly sloping roof between 2.3m and 2.5m high. They would be constructed of timber and as originally submitted the cabins were proposed to be anthracite grey, but following negotiations this has been amended to Grey-Brown 1284. The western most cabin would face North Street, but set back by between 9m and 12.5m from the highway, with the remaining 3 units arranged in a U shape behind, around a grassed courtyard area. They would be used in connection with the church for pastoral and administrative purposes.
- 3.3 It is proposed to site them for a temporary period of 5 years, pending fund raising and a full planning application for a permanent building on the site for these services.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS4	()
CS7	()
DM14	(Car and Cycle Parking on Development (excluding residential))
DM2	(Protection of Existing Community Facilities and Shops)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_C1	(Community & Public Services Hub)
ENP_H1	(Design & Heritage)

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)
ENP_C3 (Public Realm Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Communities Manager

None received

Hampshire Highways

no objection to the proposals from a highway perspective; the proposals are temporary in nature, and parking levels and layout are unaffected by the proposals

Leisure Officer

None received

Southern Gas Network

None 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: 36

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.1 The application site is situated within a defined District Centre and urban area where further development is considered acceptable subject to the usual development

control criteria. The proposed cabins would be used for administrative purposes as offices for the church and linked groups and charities, supporting the church and community groups operating from the site. The provision of community uses would be appropriate for the town centre site in accordance with policies CS4 & CS7 of the Core Strategy and would enhance the existing adjacent Community & Public Service Hub identified by policy C1 of the Emsworth Neighbourhood Plan.

- 7.2 The application seeks temporary permission only for a period of 5 years, pending a comprehensive redevelopment of the site, and is assessed and determined on this basis.

(ii) Impact upon the character and appearance of the area

- 7.3 The site is in a prominent location just north of the historic core of Emsworth and characterised by traditional red brick buildings. The contemporary church building is the exception, providing a focal point on the roundabout, but its dark brownish brick finish blends with the materials and colour palette of the area. The proposed log cabins are flat roofed structures, with glazing and opening doors on one side and would be finished in horizontal timber cladding. It is considered that the design, appearance and materials of these structures would not respect the traditional brick buildings or local architectural style in the area and would not be considered sympathetic to the character of the area or local context, and as such would not be supported on a permanent basis in this highly prominent location.
- 7.4 However it is noted that the application only seeks a temporary permission, for 5 years and the cabins would not be permanent structures. Their colour has been negotiated to Grey-Brown (1284) which would be an appropriate mid brown/red/grey colour to blend with the background colours of the site, Meadow Court flats and adjacent fences etc. Since they are under 2.5m high and would be set back from the North Street road frontage by a significant distance, and behind the existing traditional front wall and landscaping, then it is considered they would not be overly visually dominant or prominent in street scene terms for a temporary period.
- 7.5 The 3 cabins behind the front one would be largely screened by the front one and passers by would only have oblique views through the gap adjacent the church building. This view would be of an symmetrical courtyard arrangement with central grassed area. This open landscaped area would compliment the visual setting of the cabins within the site and provide some usable space for users of the cabins and church.
- 7.6 The siting of the cabins also allows for the western most unit facing North Street to have its entrance and windows facing the public street scene to encourage an 'active' street frontage for the public. This unit would contain the administrative office and be a key point for anyone using the site and services, effectively creating a 'shop frontage'. This would add some connectivity and visual interest for the passing public, appropriate to the town centre site. Any signage erected would likely benefit from deemed consent and the applicants have been advised of the various Advert Regs criteria.
- 7.7 Overall, for a strictly temporary period, it is considered that the siting of the proposed log cabins set back from the highway, and painted the agreed appropriate grey-brown colour, would not be overly intrusive to the visual appearance of the street scene. It is considered they would blend sufficiently to be unobtrusive and therefore be compliant with policy CS16 of the Core Strategy and policies D1, D2 and D3 of the

Neighbourhood Plan.

(iii) Impact upon residential amenity

- 7.8 The proposed siting of the cabins would overlap with the bay window of the estate agents but a separation of 2m has been achieved. Considering the cabins are only 2.5m high; in the approximate same position as the former Brook Hall; bushes already block light to this window; and a permitted development fence of 2m could be erected in front of the window; then overall it is considered that the siting of the cabins as proposed would not be materially harmful to the users of the room (an office in day time use only where limited outlook is expected).
- 7.9 At the rear of the site Meadow Court has minimal windows within its northern gable facing the site and with a separation distance of nearly 10m the proposed cabins would be unlikely to have any adverse impact on the outlook from windows in Meadow Court, and less than the former 2 storey high Brook Hall in the approximate same position.
- 7.10 Therefore it is considered that the siting of the proposed cabins for a temporary period would have minimal and acceptable impact on neighbouring amenity and would be compliant with policy CS16 of the Core Strategy.

(iv) Access and parking

- 7.11 The proposed siting of the cabins does not interfere with the existing vehicular access arrangements and the parking spaces approved on appeal to serve the church would remain available. No additional on site parking spaces are proposed to serve the cabins but it is noted that they offer replacement floor space to that lost through the demolition of Brook Hall which similarly didn't have any on site parking. Provided the cabins remain in use for purposes connected to the church and not for any independent office use (or residential purposes) then the floor space created would continue to be served by the existing parking and access arrangements. The site is in an accessible location and adjacent a public car park. There are double yellow lines outside the site in North Street preventing indiscriminate parking. Pedestrian access through the site would also remain with easy access to the 4 units.
- 7.12 Hampshire County Council have raised no objection to the proposal which is not considered to be harmful to highway safety or amenity issues.

(v) CIL

- 7.13 As community uses there is no charge for new floor space and so CIL is not relevant.

8 Conclusion

- 8.1 It is considered that the amended colour of the cabins of Grey-Brown 1284 makes them visually sympathetic to the colour palette of the area such that, despite being a different material and design, for a temporary period they would sufficiently blend with the context of the site not to be harmful to the character of the area. It is therefore recommended to grant temporary permission, for a 5 year period.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT TEMPORARY PERMISSION** for application APP/23/00202

(A) subject to the following conditions

- 1 This permission shall be for a limited period expiring on 31st May 2028, on or before which date the 4 cabins hereby approved shall be permanently removed from the site and the land shall be restored to church curtilage land, unless the prior written consent of the Local Planning Authority has been obtained in writing for a further period.

Reason: The design and appearance of the cabins are not considered visually appropriate to the context of the site for permanent retention, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policies D1, D2 and D3 of the Emsworth Neighbourhood Plan 2019 - 2036, and the National Planning Policy Framework.

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

Planning Statement Rev A dated 10.05.2023
Location and Site Plan - Drawing Number PL01
Proposed Site Plan - Drawing Number PL02
Floor Plan and Elevations - Drawing Number PL03
Collective Elevations - Drawing Number PL04

Reason: - To ensure provision of a satisfactory development.

- 3 Within one month of the completed construction of the hereby approved cabins on site, their external elevations shall be painted in Lillevilla colour Grey-Brown 1284 and maintained as such for the duration of their siting, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenity of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and policy D2 of the Emsworth Neighbourhood Plan 2019 - 2036, and the National Planning Policy Framework.

- 4 The cabins hereby approved shall only be used by Emsworth Baptist Church for purposes ancillary to the Church, and shall not be used or occupied by any independent office user and for no overnight accommodation.

Reason: To enable the Local Planning Authority to maintain control of the use of the site having regard to parking, amenity and Habitats Regulations, having due regard to policies CS16, and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.