
Site Address:	St Thomas Church, 24 New Brighton Road, Emsworth, PO10 7PS		
Proposal:	New entrance glazing to principal elevation at ground floor to encompass 5.4 m2 extension and internal alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00364	Expiry Date:	15/06/2023
Applicant:	Mr Hill Catholic Parish of Havant and Emsworth		
Agent:	Mr Winter-Rimmer SWR Architect	Case Officer:	Josephine Lacey
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

St Thomas's Church is located east of the junction between New Brighton Road and Horndean Road in a residential area, approximately 150m from Emsworth Station and 75m from the A27. The church is currently around 64 years old and holds a simple design, made up of red brick and white PPC aluminium glazed windows, with a vertical pattern of fenestration. The entrance to the church is set back approximately 30m from the public domain, with the frontage consisting of a lawn area, path, and area of hardstanding used for parking provision. The front boundary treatment is a low brick wall, approximately 0.7m in height. The north side boundary is a hedge, and on the west side boundary there is a low fence with bushes of varied size.

2 Planning History

91/56884/000 - Extension of existing car park to rear (as amended by plan received 28.5.92), PERM,08/06/1992

APP/19/00441 - Single storey front extension, loft conversion with pitch to gable at one end, addition of two rear dormer windows, revised fenestration and detached brick garage., PERM,23/08/2019

APP/19/00770 - Single storey extension to west elevation with internal alterations and extension of church curtilage to the west to provide additional car parking and landscaping., PERM,02/10/2019

3 Proposal

New entrance glazing to principal elevation at ground floor to encompass 5.4 m2 extension and internal alterations.

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

CS16 (High Quality Design)

CS7 ()

DM2 (Protection of Existing Community Facilities and Shops)

Havant Borough Local Plan (Allocations) July 2014

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

Councillor Lulu Bowerman

Councillor R Kennett

Southern Gas Network

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: 19

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

not have a significant impact on the character of the area, since the proposal is complementary to what is already existing.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building, as the materials and design of the new extension, porch and entranceway are in keeping with the existing property, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.5 To the south of the site is 18 New Brighton Road. This property is 8.5m from the proposed works, with a road running adjacent between the application site and this property. The proposal will not cause any significant impact to this property; since it will not extend from the building line and there will be no new windows facing this property, indicating it will not be overbearing, and will not facilitate harmful overlooking, loss of privacy, outlook or light.

7.6 To the north of the site is 24a New Brighton Road. This property is approximately 27m from the proposed works, meaning there will be little to no impact. The boundary treatment is a hedge, screening the view of the proposal from this property. Since the proposal is not extending beyond the building line and there are no new windows facing this property, it will not be overbearing, and will not facilitate harmful overlooking, loss of privacy, outlook or light to this property.

7.7 Opposite the site is the junction between New Brighton Road and Horndean Road, as well as residential properties; 1 and 3 Horndean Road and 27 New Brighton Road. The proposed works will be a significant distance from these properties, at an average of 60m, and are therefore not likely to have any impact.

(iv) Parking

7.8 The Parking SPD requires 1 space per 5 fixed seats and 1 space per 10 sq. m of open hall. This proposal will not change the amount of open hall or amount of fixed seats at the church, therefore, no additional parking spaces are required.

8 Conclusion

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 Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00364 subject to the following 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:

2048/100B Location & Block Plan
2048/101B Existing and Proposed Site Plan
2048/103B Elevations Existing and Proposed
2048/104B Proposed Floor Plan
2048 Design Access and Planning statement

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.