
Site Address:	51 High Street, Emsworth, PO10 7AN		
Proposal:	Conversion of existing open garage space to office.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00319	Expiry Date:	22/06/2023
Applicant:	Mr A Wisniewski		
Agent:	Mr Davies	Case Officer:	Joseph Toole
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

51 High Street, Emsworth is a grade II Listed Building located on the corner of High Street and Tower Street, within the Emsworth Conservation Area.

The listing states:

House above shop. Late C18. Rendered walling, and slate roofing. 3 storeys, 1 window. Sashes. Modern shopfront. Included for group value.

Having previously been a residential property and then a shop, it's current use is office accommodation on all floors. The side elevation extends along Tower Street and features a first-floor lean to extension, which leads out to an external roof terrace. This terrace has an external staircase which leads to an external ground floor area. This ground floor space is enclosed by a garage door which fronts onto Tower Street and is currently used as a parking space. The building has a render finish, painted white with timber framed, sash windows on the front and side elevations.

2 Planning History

98/56461/005 - 1 non-illuminated swinging sign, 2 non-illuminated fascia signs and 1 window transfer, PERM,09/06/1998
98/56461/006 - Change of use of ground floor from Class B1 (office use) to Class A2 (financial and professional services), PERM,09/06/1998
98/56461/007 - Listed Building application for 1 non-illuminated swinging sign, 2 non-illuminated fascia signs, 1 window transfer and retention of painted ground floor exterior, all to front elevation, PERM,09/06/1998
97/56461/004 - Renewal of temporary permission no. 94/56461/3 to continue use of premises as offices (B1), PERM,17/04/1997
94/56461/003 - Continued use of Ground Floor as Offices (B1), TPP,17/02/1994
91/56461/000 - C/U of grd floor from retail (A1) to office (B1), new shop front, alterations to Tower St elevation, and alterations to rear incl. 1st floor pergola/ terrace & grd floor extensio, PERM,20/02/1992
91/56461/001 - New shop front, alterations to Tower St elevation, relocation of fire escape stair, replace 1st floor conservatory with pergola/terrace, ground floor rear extn, & internal alts., PERM,06/56461/008 - Minor alterations and Change of Use from A2 (Estate Agent) to a single domestic unit., REF,18/07/2006
06/56461/009 - Listed Building Consent for internal and external works to building., PERM,18/07/2006
APP/18/00347 - Change of use from A3 retail to A2., WD,13/04/2018
APP/18/00348 - Listed Building Consent for internal alterations., PERM,29/05/2018

APP/20/01125 - Listed Building Consent for internal and external alterations and refurbishment., PERM,17/03/2021
APP/23/00036 - First floor extension onto existing outside terrace., WD,10/03/2023
APP/23/00037 - Listed building consent for first floor extension onto existing outside terrace., PERM,10/03/2023

3 Proposal

The proposal would be for the conversion of the existing open garage space to office. The proposed extension would be single storey with the same height of the existing extension to the back. The existing garage door would be replaced with a timber door for the escape stair and glass door and side panel to the extended office.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H2 (Buildings of Local Historic Interest)
ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No Objection with Conditions

Conditions

1. Full details of all new doors / windows to be submitted including, materials and finish

Conservation Officer

In summary, it is considered that the proposal would not be harmful to the significance of the designated heritage assets (the listed building and the Emsworth CA) and would preserve and enhance the special qualities of the conservation area, meeting the tests set out in Sections 66 and 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION subject to the following conditions:

Full details of all new doors / windows to be submitted including, materials and finish

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

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: 12

Number of site notices: 1

Statutory advertisement: 19/05/2023

Number of representations received: 2 households

Comment	Officer Comment
The use of a patio style door on Tower Street is not inkeeping with the historic buildings in the street.	Please see Section 7.
Employees looking into my garden all day	The proposal does not include a balcony thus no overlooking is considered
Light pollution concerns	The proposed works are considered to be well screened
Inappropriate design for this location	Please see Section 7.
Window and door openings should reflect the overall setting	Details would be provided in a form of condition which would need to be supported by the Conservation Officer
The glass door and window panel should be replaced by a paned window to reflect neighbours	Please see Section 7.
The feature is not compatible with the original building	Please see 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 conservation area

- (iii) Effect on neighbouring properties
- (iv) Parking matters

(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 proposed wall/roof and new doors to along Tower Street would be visible from the street scene. Both the Council's Conservation Officer and Chichester Harbour Conservancy raised no objection to the proposal subject to a condition for full details of all new doors / windows to be submitted including, materials and finish. A condition to this effect has been recommended to the decision.

- 7.4 It is considered that the proposed extension, due to its scale, massing and detailed design would be appropriate within its local historic context, namely the Emsworth Conservation Area. It would appear subservient and would not detract from the architectural significance of the main historic building and would cause no harm to its character and appearance. Therefore, complying with Policy CS11 of the Havant Borough Core Strategy (2011) and D1, D2, D3, H1 and H2 of the Emsworth Neighbourhood Plan. As a result, insofar as the statutory duties imposed by Section 72 (1) of the Planning Act (Listed Buildings and Conservation Areas) Act 1990 are engaged, their objective of preserving the the character or appearance of the Conservation Area are satisfied.

(iii) Effect on neighbouring properties

- 7.5 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).

(iv) Parking matters

- 7.6 It is acknowledged that the proposal would increase the employment floorspace by over 20sqm and the number of employees on site by 4. Whilst this triggers the need for the provision of one car parking space, in this case, given the town centre location, which benefits from good links to public transport modes, the under-provision of one car parking space would not justify a planning refusal.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00319 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:

Proposed Plans including Site Location Plans
Design and Access Statement

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, 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.

- 4 Prior to the commencement of the proposed works hereby approved full details of all new doors / windows including, materials and finish shall be submitted approved unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.