
Site Address:	51 Bath Road, Emsworth, PO10 7ES		
Proposal:	Proposed carport.		
Application No:	APP/20/01205	Expiry Date:	09/02/2021
Applicant:	Mr Clode		
Agent:	Helyer Davies Architects	Case Officer:	Joseph Toole
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

51 Bath Road, Emsworth, is located to the west side of Bath Road. The application site is a two storey detached dwellinghouse comprising of white render on the ground floor and red tile hanging on the first floor with concrete roof tiles. Vehicular access is off Bath Road with parking to the front. The property is located within Emsworth Conservation Area just outside the Chichester Harbour Area of Outstanding Natural Beauty.

The property is surrounded by mostly residential properties with a small number of commercial properties including the Emsworth Sailing Club. The surrounding properties vary in appearance and design.

***Note** - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.*

2 Planning History

92/57246/000 - Notification of intention to fell Cypress in conservation area, DELG,
07/57246/001 - Conservatory to south and west elevations, balcony to master bedroom continuing above conservatory. Dormer window to north elevation. Single storey extension to east elevation. , PERM,30/04/2007
07/57246/002 - New conservatory and extension. Loft conversion. Balcony to master bedroom., UNK,
08/57246/003 - Notification of intention to prune an Oak tree by 20% within the curtilage of 51 Bath Road within Emsworth Conservation Area., NPW,24/07/2008
08/57246/004 - Conservatory to south and west elevations, balcony to master bedroom continuing above conservatory and single storey extension to east (retrospective). Dormer window to north (increased in size from that previously approved under 07/57246/000)., PERM,10/11/2008
08/57246/005 - Discharge of Condition No. 2 of Planning Permission 07/57246/001., PERM,15/10/2008
APP/10/00708 - Crown reduce (southern sector) by 20% 1No. Oak tree subject to TPO 1926., PERM,30/11/2010
92/57246/000 - Cypress tree, UNK,08/06/1992
APP/16/00078 - Fell 1No. Silver Birch within Conservation Area of Emsworth., RNO,01/03/2016
APP/17/00994 - Crown reduce south-east and west sectors of 1No. Oak by 2.5m. Within Conservation Area of Emsworth., RNO,23/10/2017

APP/18/00144 - Fell 1No.Strawberry Tree within Conservation Area of Emsworth.,
RNO,09/03/2018
APP/20/00986 - 1No.Oak crown reduce by 2m overall to previous pruning points,
within Conservation Area of Emsworth., RNO,11/12/2020

3 Proposal

Proposed carport.

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

The site is located at the southern end of Bath Road in Emsworth. Part of Bath Road fronts onto the Mill Pond however the site faces onto the properties on the east side of the Promenade. It is included within the boundary of the Emsworth Conservation Area. The site comprises a two-storey, detached property set back from the highway with a front, paved driveway.

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.

Assessment:

The proposed works relate to the construction of a new carport located forward of the front building line, within part of the area which comprises the existing parking area. The car port will open on all sides and would comprise a steel frame clad in oak.

Being located at the front of the site, the proposal would be visible from Bath Road however, it would still be set back within the site and partially screened by the existing boundary vegetation. The scale of the structure is subservient to the main house and the proposed materials are appropriate to the local vernacular.

With regards to the impact on the designated heritage asset, that being the Emsworth Conservation Area in this case, it is considered that the impact would be negligible.

Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.

Conclusion - No objection

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: 5

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

Statutory advertisement: 15/01/2021

Number of representations received: 0

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 and Conservation Area

(iii) Effect on neighbouring properties

(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. In this case the works within the Emsworth Conservation Area and the proposal is consider below.

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

- 7.3 The proposed development is for a carport serving the residential property, providing two car parking spaces. The proposed carport would be single storey and have a low single pitch roof and open sides. It would be located to the front of the property. The proposed carport would have a width of approximately 6.5 metres, a depth of approximately 4.9 metres with a maximum height of approximately 3 metres.
- 7.4 The proposed carport would have a steel frame clad in timber, with the roof finished in single ply. This is considered to be inkeeping with the context of the area and property and the Conservation Area.
- 7.5 The position of the proposed carport would be set back from the road by approximately 6 metres. Due to the open nature design of the proposed carport it is considered to have a minimal visual impact and not appear dominant along the street scene being subservient to the main dwellinghouse. The proposed carport would also be screened by the existing tree and vegetation. Therefore, it is considered that the proposed carport would be of reasonable scale and is designed sympathetically, having a minimal impact on the character of the area and Conservation Area. Overall is considered that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area.
- 7.6 Consequently, it is considered that the proposal would preserve the Conservation Area meeting the requirements of Policies CS11 and CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations), and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan and the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(iii) Effect on neighbouring properties

- 7.7 The proposed carport would be well screened from No.52 Bath Road by existing vegetation and trees along the boundary fence. The eaves would be lowest adjacent the boundary which is considered to have a limited impact on the neighbouring property.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a greater level of overlooking 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 Policies CS11, CS16 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations) and H1, D1, D2 and D3 of the Emsworth Neighbourhood Plan the statutory duty set out in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is noted no letters of objection were received with respect to the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01205

- 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:

Location Plan, Block Plan, Proposed Plans - 20201-01B
Heritage Statement and Design and Access Statement

Reason: - To ensure provision of a satisfactory development.