

PROPOSED EXTENSION OF EXISTING STORE AND NEW STORAGE [SHED]

at

Driftwood Café, 44 The High Street, Emsworth



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1.0 INTRODUCTION

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This planning application is for a proposed small extension and shed storage in the rear courtyard space of Driftwood Café in Emsworth.

The following documents will accompany the application:

21065_Design and Access Statement
21065_Heritage Statement

(Drawings)
20165_01 Drawings

The OS extracts are to show the site location and block plan only.

2.0 SITE LOCATION

The site is located on High Street in Emsworth.

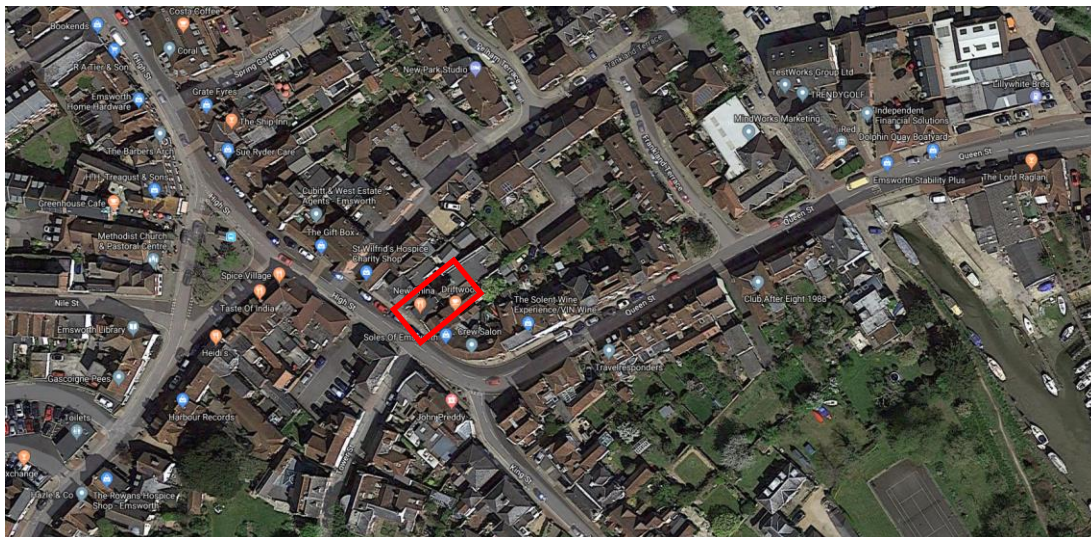


Figure 2: Aerial Maps (from Google Maps)

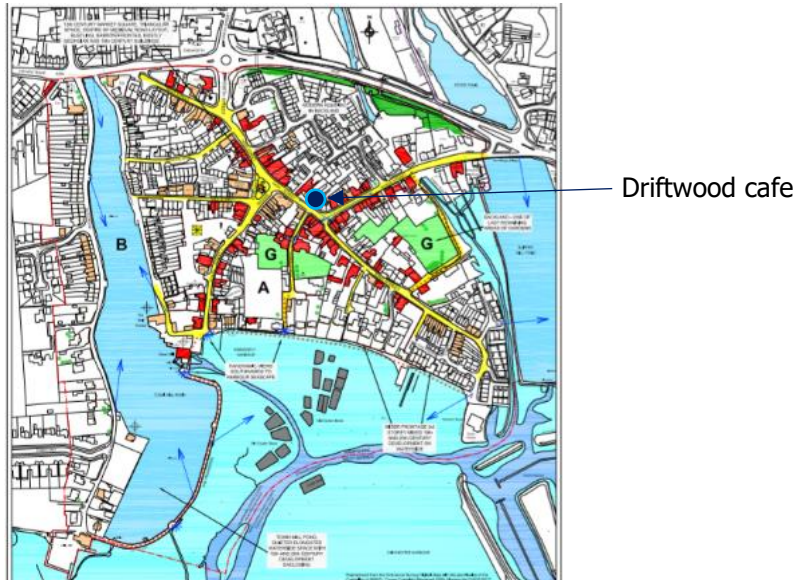
2.1 Surrounding Area

The site is situated within the town of Emsworth in Hampshire. Emsworth is a small, coastal town situated in the south eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.

The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.

2.2 Conservation Area

44 The High Street is not a listed property; however, it is located in the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.



3.0 DESIGN

The proposal is for a small single storey rear extension to the rear of Driftwood Café, and a timber shed for storage.

3.1 The Proposals

This proposal includes two parts:

Extension

The proposals include the demolition of some small and dilapidated outdoor storage spaces in the rear courtyard of the café [as seen in fig. 3]. These storage spaces are out of keeping with the local area and to be replaced with a small single storey rear extension.

The proposed extension will be a continuation of the existing pitched roof element to the rear of the building [as seen in fig. 2] and will make room for improved storage.

As an extension of the existing structure, the proposal will include a tiled roof and timber cladding to the elevations. A door with an additional porch type pitched roof will provide new and improved access to the space.

The proposed extension will mean the pitched roof element will come out a further 2.25 meters and as a continuation of the existing structure, the ridge height of the proposed extension will be no higher than the existing.

New storage [shed]

The proposals also include a timber shed to the side of the existing timber office structure [as seen in fig. 4], to provide additional storage for the café. It will be a small simple timber shed without foundations, with felt roof. This is to be used as further storage space for the café (A3).

3.2 Impact on the Conservation Area

The impact on the Conservation Area is minimal as the proposed structures are not visible from the High Street or Queen Street, there is no change of use, and the majority of the rear courtyard continues to be used as an external seating area for the café.

The proposed extension and timber storage shed will not only improve the functionality of the courtyard to the café, but the materials used will also improve the overall appearance and quality of the outside space.

The proposed structures are simple and unobtrusive and will causing no overlooking to surrounding properties.



Figure 2: Existing clay roof element [to be extended]



Figure 3: Old upvc storage spaces at the back of the building [to be demolished]



Figure 4: Timber office shed at the rear