
Site Address:	8 Bath Road, Emsworth, PO10 7EP		
Proposal:	New porch to front facade.		
Application No:	APP/21/00055	Expiry Date:	01/04/2021
Applicant:	Mr Doble		
Agent:	Mr Crossley	Case Officer:	Selina Donophy
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, terraced dwellinghouse located on the west side of Bath Road, Emsworth. The property has a pitched roof, with projecting front bay windows and is painted in blue. To the front of the property is a front garden and low brick boundary wall to the curtilage. The site is within the Emsworth Conservation Area and adjacent to the AONB to the east. The site is within flood zones 2 and 3.

2 Planning History

92/54156/002 - Thin and reduce by 20%, raise to 3m - 4m the crown and remove lowest limb growing towards house on Swedish Whitebeam covered by TPO 1145, ZHIS, 25/03/1992
APP/12/01138 - Ground floor rear extension to replace existing and rear dormer to second floor., PERM, 21/12/2012

3 Proposal

New porch to front facade.

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)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
-----	--

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

Arboriculturalist

If permission is given then I would suggest applying a condition in that the works must be in conjunction with the supplied Arb info and submitted tree protection plan. The fencing must be in place prior to any work starting and remain in place throughout the working period.

Conservation Officer

The proposed works relate to a new front porch. Many of the other properties along this stretch of Bath Road have already constructed front porches similar to that being proposed. It would be constructed from brick with slate tiles which is sympathetic with the existing palette of materials in the immediate locality.

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 it 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: 3

Number of site notices: 1

Statutory advertisement: 12/02/2021

Number of representations received: 0

Comment	Officer Comment
No comments 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) Appropriateness of design and impact on the character of the conservation area
- (iii) Effect on neighbouring properties
- (iv) Trees
- (v) Flood risk

(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.

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.

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

7.3 This proposal comprises a porch to the front elevation which would replace the existing monopitched roof over the doorway. It would have a width of approximately 2.3 metres, height of 3 metres and depth of 1.7 metres. It would comprise of glass panels to the sides and front, brick to the base and slate roof tiles. This proposal is deemed generally modest in both scale and appearance and porches similar to this are reflected on properties in the surrounding area. This proposal is judged to accord also with the principals as set out in the Emsworth Neighbourhood Plan including policies D1, D2 and D3 which relate to the design, height, mass and materials, layout form and density. The Council's Conservation Officer has also been consulted due to the siting within the Emsworth Conservation Area and no objection has been upheld, with the proposal deemed to have a negligible impact on the conservation area.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building 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) Effect on neighbouring properties

7.5 To the north of the site is no 7 Bath Road. The proposed porch would be located away from this property and therefore would not impact its amenity.

7.6 To the south of the site is no 9 Bath Road, the proposed porch would be located within close proximity of the front door of no 9. The porch would not overlook, overshadow or be overbearing to no 9.

- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to 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 Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Trees

- 7.8 To the front of the site is a TPO Swedish Whitebeam tree. An Arboricultural Method Statement and Tree Protection Plan have been provided showing the root protection area and protective fencing proposed around it. The Council's Arboricultural Officer has been consulted in regard to the scheme and has stated that the works must be carried out in conjunction with the tree protection documents enforced via a condition and that the protective fencing should be put in place prior to and retained throughout the construction process. Conditions to this effect are recommended.

(v) Flood risk

7. The site is within Flood Zones 2 and 3. A flood risk assessment has been provided with this application which has shown flood mitigation measures will be implemented within construction.

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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00055

(A)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:

2009_PL_003TPO Tree protection plan
2009_PL_002 Location plan
2009_PL_001 Proposed block plan
2009_PL_100 Proposed elevations
2009_PL_101 Proposed elevations
Tree report uploaded on the 03.02.2021
Design and Access statement uploaded on the 27.01.2021

Flood Risk Assessment uploaded on the 03.02.2021

Reason: - To ensure provision of a satisfactory development

Reason: - To ensure provision of a satisfactory development.

3

The proposed slate tiles shall match those of the existing porch roof unless otherwise agreed in writing by the Local Planning Authority. The remainder of 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.

4

The proposed development shall be constructed and completed in full adherence to the Tree Report & Tree Protection Plan drawing No. 2009_PL_003 TPO uploaded on the 3rd Feb 2021 . Any variations to the details of the document and plans shall only be undertaken after the proposed variations have been agreed in writing by the Local Planning Authority.

Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

5

The fencing as shown in the tree protection plan reference 2009_PL_003 TPO must be in place prior to any work starting and remain in place throughout the working period.

Reason: In the interests of the future health and vitality of retained trees, and to comply with policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.