
Site Address:	52 Bath Road, Emsworth, PO10 7ES		
Proposal:	Conversion of garage to habitable accommodation; addition of external wall insulation and render to rear gazebo.		
Application No:	APP/21/00066	Expiry Date:	29/03/2021
Applicant:	Mr & Mrs Pritchard		
Agent:	Mr M Helyer	Case Officer:	Selina Donophy
	Helyer Design Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, detached dwellinghouse located on the west side of Bath Road, Emsworth. Part of Bath Road fronts directly onto the Mill Pond however the site faces onto residential properties on the east side of Bath Road. It is included within the boundary of the Emsworth Conservation Area. This property is set back from the highway with a front, paved driveway. The site is within Flood Zones 2 and 3 and the AONB is sited towards the east and south.

2 Planning History

00/64493/001 - Crown reduce the southern sector and crown raise up to 3m a Willow tree (T1). Tree located in 52 Bath Road and subject to TPO 1244., PERM,14/11/2000
99/64493/000 - Crown reduce by 30% a Weeping Willow tree (T2) subject to TPO 1244, PERM,08/09/1999
03/64493/002 - Application to crown reduce by 33% a Willow tree (T2) subject to TPO 1244., NPW,14/12/2004
08/64493/004 - Crown reduce (southern sector) by 20% 1No. Oak subject to TPO 1926, UNK,
APP/10/00680 - Crown reduction by 30% 2No. Willow trees subject to TPO 1244., PERM,22/11/2010
APP/10/00708 - Crown reduce (southern sector) by 20% 1No. Oak tree subject to TPO 1926., PERM,30/11/2010
APP/13/01029 - Crown reduce 1No. Willow (T2) by 2.5m to previous pruning points and remove one limb of diameter 15cm facing north east at 2m, subject to TPO 1244., PERM,28/11/2013
APP/14/00145 - Crown reduce 1No. Silver Birch by 3m; crown reduce 1No. Rowan by 3m; crown reduce 3No. Silver Birch by 1.5m; all within Conservation Area of Emsworth., WD,18/02/2014
APP/16/01306 - Crown reduce by 3m 1No. Willow to previous pruning points; crown reduce 1No. Willow by 4m to previous pruning points, subject to TPO 1244 within Conservation Area of Emsworth., PERM,27/01/2017
APP/19/00956 - Crown reduce 1No. Willow (T1 on plan) by 2m back to previous pruning points; Crown reduce 1No. Willow (T2 on plan) by 3.5m back to previous pollarding points. Within conservation area of Emsworth., RNO,31/10/2019

3 Proposal

Conversion of garage to habitable accommodation; addition of external wall insulation and render to rear gazebo.

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)

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

I now raise no objection to the application and if permitted the AMS and TPP must be conditioned with fencing installed and agreed in writing that it is satisfactory prior to any work commencing on site.

Chichester Harbour Conservancy

-No objection

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The sites location within open countryside within the AONB is a key consideration.

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The structures scale, design and appearance with suitable construction materials would enable the building to sit unobtrusively within its setting. The proposal would have a limited visual impact on the AONB protected national landscape character.

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

Conservation Officer

The proposed works relate to conversion of the existing garage to living accommodation, with new fenestration and the rendering of a gazebo structure which is located in the rear garden.

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 of the proposed works 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: 11

Number of site notices: 1

Statutory advertisement: 05/02/2021

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) Impact on the AONB
- (iv) Effect on neighbouring properties
- (v) Trees
- (vi) Parking
- (vii) 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.
- 7.3 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

- 7.4 This proposal comprises the conversion of the existing garage to form an additional bedroom as well as the addition of external wall insulation and a gazebo in the rear garden. The internal reconfigurations to alter the garage to a bedroom are one of many internal alterations to the property. The existing conservatory would be demolished and both rear first floor windows serving the rear bedrooms would be altered to form juliet balconies. This would be part of the general alteration to fenestration to all elevations which would feature aluminium frames. The general layout of the windows would remain the same, with the garage doors to the front elevation replaced by 2 windows serving the proposed bedroom. There would also be a new doorway to the north elevation serving a utility room, with the existing rear utility room doorway removed and replaced by a window. An additional first floor window is also proposed to the south elevation serving a bedroom. The external wall insulation would project by 50mm, with cladding or render above. Alterations to materials proposed include horizontal cedar timber cladding at first floor level to the front and rear elevations and off white render to the side elevations and ground floor level to the front and rear elevations.
- 7.5 The proposed gazebo would be sited towards the rear of the property alongside the northern (side) boundary. It would have a pitched roof, supported on posts and enclosed on the north elevation, semi enclosed on the west elevation and open to the east and south elevations. It would have an oak frame and slate or cedar shingle roof. Dimensions would comprise of approximately 3 metres height, 5.3 metres width and 3.1 metres depth.
- 7.6 The proposed alterations to the property are deemed acceptable in terms of visual impact on the character of the area. The property is set back from the road by approximately 12 metres and the proposed alterations to external materials are not considered to be harmful. The Council's Heritage Officer has been consulted on this proposal and has raised no objection, stating that the proposal will meet the test to preserve and enhance the character and appearance of the conservation area. The proposals are also judged to accord with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan.
- 7.7 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) Impact on the AONB

- 7.8 The application site is located within close proximity of the Chichester Harbour AONB which is located towards the east and south . The Chichester Harbour Conservancy have been consulted in regard to this proposal and have concluded that it would not likely result in any significant impact on the AONB.

(iv) Effect on neighbouring properties

- 7.9 To the south of the application site is no 54 Bath Road which is a two- storey, detached property. No 52 is sited at an angle away from no 54. The proposed first floor bedroom window would be located on the south (side) elevation and would offer some views back towards the rear garden of no 54. Despite this, no 52 is angled away , directing views towards the harbour and there are two TPO willow trees and an outbuilding intervening, as well as no 52 being set off the side boundary by approximately 8.5 metres . For these reasons, the window is not considered to offer direct views of private amenity spaces and is therefore deemed acceptable in impact.
- 7.10 To the north of the application site is no 51 Bath Lane which is also a two-storey, detached property. Alterations to this side elevation include a doorway and three rooflights- neither of these alterations is judged to cause any harmful impact to no 51. The proposed gazebo would be sited alongside the northern side boundary, however the structure is not deemed to result in any harmful overshadowing to the property. The gazebo would also come close to the rear boundary of no 3 Creek End. The gazebo would rise above the fence line by approximately 1.2 metres , so would be visible from the property, however would be separated by the rear garden of no 3 which is approximately 14 metres in length and therefore would not result in any significant harm to the amenity of no 3. The proposed juliet balconies would not offer any new views as these would replace existing windows - on balance, whilst the proximity to the surrounding properties is noted, the proposed juliet balconies are not judged to offer any substantial increased overlooking than is existing. It should also be noted that their installation in isolation would accord with the property's permitted development rights.
- 7.11 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.

(v) Trees _

- 7.12 There are two TPO willow trees within the site close to the southern boundary. A tree protection plan and method statement has been received and reviewed by the Council's Arboricultural Officer who has stated the following : "if permitted the AMS and TPP must be conditioned with fencing installed and agreed in writing that it is satisfactory prior to any work commencing on site" . The requested conditions shall be applied.

(vi) Parking

- 7.13 The bedroom number would remain at 4 bedrooms, therefore no additional parking allocation is required on site, and the existing driveway is considered adequate to cater for the three parking spaces required to accord with the Council's parking standards following the conversion of the garages.

(vii) Flood Risk

- 7.14 The site is within Flood Zones 2 and 3 . No Flood Risk Assessment has been received however no additional internal floor space is proposed. The Design and Access Statement received states that flood risk will be taken into consideration within internal design.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/21/00066 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:

Q0109 52 Bath Rd AIA + (P) AMS _ V1 Arboricultural Impact Appraisal
uploaded on the 08.04.2021

002 Proposed plans and elevations uploaded on the 01.02.2021

Design and Access Statement uploaded on the 01.02.2021

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 policies CS11 and 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 Protection Plan & Arboricultural Impact Assessment dated 01.04.2021 'Fallen and Found Arboriculture' drawing No. Q0109 52 Bath Rd AIA + (P) AMS _ V1 uploaded on the 8th April 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 . Q0109 52 Bath Rd AIA + (P) AMS _ V1 shall be in place prior to any work starting and remain in place throughout the working period. The fencing installed shall be agreed in writing to be of a satisfactory standard with the Local Planning Authority prior to any work commencing on site.

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.