
Site Address: 52 Bath Road, Emsworth, PO10 7ES
Proposal: Conversion of garage to habitable accommodation, single storey rear extension with balcony at first floor level and render.
Application No: APP/21/00221 Expiry Date: 14/05/2021
Applicant: Mr & Mrs Pritchard
Agent: Mr Martin Helyer Case Officer: Selina Donophy
 Helyer Davies Architects
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 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

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/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

APP/21/00066 - Conversion of garage to habitable accommodation; addition of external wall insulation and render to rear gazebo., PERM,09/04/2021

3 Proposal

Conversion of garage to habitable accommodation, single storey rear extension with balcony at first floor level and render.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour AONB Joint SPD 2017

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

Chichester Harbour Conservancy

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is location within the countryside area within a village environment in the AONB.

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 would be noticeable but would enable the proposal to sit within its setting. The suggested construction materials would be acceptable and complementary to those of the host dwelling. Given the setting the proposal would not be intrusive or harmful to the local AONB protected landscape. The proposal would have a limited visual impact on the wider AONB protected national landscape character.

The development proposal in the AONB would be unlikely to have any identifiable

harmful impact on matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning/nesting/rearing areas. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

CHC has no objection to the submitted proposal. The proposal is generally acceptable within the AONB and has a limited external impact to the wider AONB protected landscape.

Arboriculturalist

Providing the Arboricultural Method Statement and Tree Protection Plan is followed I have no objection to this proposal. The trees are protected by the Conservation Area but the two Willows are subject to TPO. I note within the report that Willow T9 will be crown lifted to 5m. I have no objection to this in order to facilitate the proposal. It should also be noted that work appears to have started on site and the ground protection and fencing has been erected.

Conservation Officer

The proposed works relate to conversion of the existing garage to living accommodation along with a single storey extension and balcony at first floor and render to the exterior of the property.

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.

I would recommend that a condition is attached to any permission to request details of materials including the render finish (painted and if so what colour) and also a sample of the timber cladding.

Conclusion - No objection

Case officer comment: Materials have been provided up front (please see specifics in 'Planning Considerations' section of the report.

Conservation Officer has been re-consulted following materials samples submission and upholds no objection - the materials sample condition will therefore be removed and materials samples added to the submitted plans.

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: 09/04/2021

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 area and Conservation Area
- (iii) Impact on the AONB
- (iv) Effect on neighbouring properties
- (v) Trees
- (vi) Flood risk
- (vii) Parking

(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 area and Conservation Area

7.3 This proposal comprises a single storey side extension and balcony at first floor level to the rear elevation. The proposed extension would be sited to the rear comprising the elongation of the existing monopitched roof of the existing single storey to the north side projecting beyond the rear wall by approximately 2.6 metres . This would feature 5 rooflights and would allow for internal reconfiguration of the space , with the addition of a side door and removal of side elevation windows . This would then step down in height to form a flat roof rear extension . This would include 2 windows and bi-fold doors to the rear and a window to the side. The existing conservatory would be demolished and replaced by a balcony on posts serving the rear bedroom sited towards the south of the site - the window would be altered to form a door allowing

access to the balcony. The balcony would be approximately 1.5 metres deep and 2.8 metres wide. Render and timber cladding are proposed with a sedum roof to the flat roof section of the extension. Proposed render would be in off white and the cladding proposed to the front and rear first floor elevations would be formed from horizontal cedar cladding left to naturally fade to grey.

- 7.4 It is of relevance that an application has been granted permission on site under application reference APP/21/00066 which approved alterations such as the addition of the south elevation first floor window and Juliet balconies at first floor level to the rear. This proposal also featured a gazebo which would overlap the proposed rear extension space, therefore a condition will be applied to allow for just the extension to be constructed.
- 7.5 The proposed extension is deemed to be modest in scale and design. The balcony is not considered out of keeping when viewed within the context of a site located within close proximity of a harbour. The proposed changes to materials are considered also to be acceptable in appearance. The proposals are also judged to accord with policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. The Council's Conservation Officer has also been consulted in this regard due to the siting of the property within the Emsworth Conservation Area. Following the provision of material samples which have been agreed to be acceptable, the Conservation Officer upholds no objection to this proposal. The proposal is considered to meet the requirements of S72 and preserves the character of the area.
- 7.6 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 Policies CS11 and 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

- 7.7 The application site is located within close proximity of the Chichester Harbour AONB which is located towards the east and south. For this reason, the Chichester Harbour Conservancy have been consulted in relation to this application and have upheld no objections. It is considered that the proposals would have a limited and acceptable impact on the protected landscape of the AONB.

(iv) Effect on neighbouring properties

- 7.8 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.
- 7.9 To the north of the application site is no 51 Bath Lane which is also a two-storey, detached property. The proposed extension would be located within close proximity of this side boundary and whilst it is noted that there would be some impact on the side windows at ground floor level on no 51, there are windows running along a reasonable depth of the side elevation and therefore any loss of light is not judged to result in harmful overshadowing of this space.

- 7.10 The proposed balcony would be located towards the southern section of the rear of the property and would not be significantly large in scale. It is judged that the balcony would offer some increased views although not substantially more so than the Juliet balcony agreed in the previous application. The increased height of the roof of the extension would offer screening from no 51 - it is noted the ridge height would be around 1.6 metres so there could be some overlooking back towards the balcony at no 51 however this would not be a prolonged view. The views back towards no 54 also are not deemed direct into private amenity space- there is a reasonable set off distance between the properties and screening from the willow trees as well as an outbuilding offering screening. The balcony also would have some views back towards properties along Creek End - whilst this considered, balconies such as this in a harbour area are not uncommon and the views, as suggested above are not deemed to be unacceptably altered from that of a Juliet balcony.
- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to unacceptable 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: "Providing the Arboricultural Method Statement and Tree Protection Plan is followed I have no objection to this proposal. The trees are protected by the Conservation Area but the two Willows are subject to TPO. I note within the report that Willow T9 will be crown lifted to 5m. I have no objection to this in order to facilitate the proposal."

(vi) Flood risk

- 7.13 The site is within Flood Zones 2 and 3 . No Flood Risk Assessment has been received however the Flood Risk is referenced in the Design and Access Statement as follows :

"Although parts of the site lay within Flood Zone 2 & 3, the accommodation seeks to improve the existing accommodation and will not add any excess burden to the emergency services. However, we will follow good design guides and design for flooding. This includes, no plasterboard to ground floor, electrics wired from top down etc." The Design and Access Statement will be included in the approved documents.

(vii) Parking

- 7.14 There are currently 4 bedrooms and the bedroom number would not be increasing. For this reason no further parking allocation on site is required as outlined in the Havant Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the Conservation Area and the AONB 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/21/00221

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:

Materials samples information document Martin Helyer uploaded on the 20.05.2021

Design and Access and Heritage Statement March 2020 uploaded on the 09.03.2021

20052 002 Rev B Proposed block, site, floor plans and elevations uploaded on the 09.03.2021

20052-01 Existing Plans, Elevations, Site Information

Arboricultural Impact Appraisal & Preliminary Arboricultural Method Statement (including Tree Protection Plan) - Fallen & Found Arboriculture Ltd Ref: Q0109 52 Bath Rd AIA+(P)AMS_V1 uploaded on the 8th April 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 and details, 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, CS12 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 Arboricultural Impact Appraisal & Preliminary Arboricultural Method Statement (including Tree Protection Plan) - Fallen & Found Arboriculture Ltd Ref: 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 planning permission hereby granted shall be a mutually exclusive alternative to planning permission APP/21/00066 and shall not be constructed

in combination with that consent.

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.