
Site Address:	2 Ward Crescent, Emsworth, PO10 7RR		
Proposal:	Proposed office studio.		
Application No:	APP/20/00869	Expiry Date:	25/03/2021
Applicant:	Mr North		
Agent:	Mr I Marshall	Case Officer:	Denise Sheath
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Ward Crescent, Emsworth, is a two storey end of terrace property constructed with red brick and a hung tiled roof, the property benefits from a single storey attached garage and extension to the western elevation and a porch area to the front. The rear garden has a boundary treatment of an approximate 1.8m brick wall to the side boundaries with a gate and brick wall to the rear.

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

2 Planning History

97/50463/000 - Single storey side extension and porch to front, PERM,04/12/1997

3 Proposal

Proposed office studio.

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)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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
- (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.

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

7.3 The proposal is to erect a single storey outbuilding along the rear southern boundary for the use as a hobbies workshop/ home office. The proposed outbuilding will have a 5.620m width, a depth of 3.6m, an eaves height of 2.7m and a maximum height of 3.4m, the external finish of brick and roof tiles will match the materials used on the external finish of the main dwellinghouse, French doors and a window are to be installed to the front elevation. The proposal will visible from rear which consists of a parking area and garages, the matching materials to be used in the construction of the outbuilding would not create a harmful effect on the visual amenity of the area and is therefore considered acceptable.

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 The proposal would not be visible to the neighbouring properties to the front, therefore any impact upon these neighbouring properties would be acceptable.
- 7.6 To the rear of the property is a parking area with garages, the proposal would not have any adverse impact upon this area and would therefore be considered acceptable.
- 7.7 The neighbouring properties to the west (No.2 & No.3 Lewis Road) would have a minimum distance of 17m from the proposal and would be partially screened by the approximate 1.8m brick boundary wall, there are to be no windows or doors facing these neighbouring properties, it is therefore considered any impact would be minimal and acceptable.
- 7.8 The adjoining neighbouring property (No.4 Ward Crescent) would have distance of approximately 14m from the proposed development, it would be partially screened by the 1.8m brick boundary wall, any impact upon this neighbouring property would be considered acceptable.
- 7.9 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.

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/20/00869 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:

Application Form - Received 28 January 2021
Location Plan - Received 28 January 2021
Site Plan, Floor Plan and Elevations - Drawing No.1 - Received 28 January 2021
Email confirming materials to be used - Received 03 March 2021

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 5 The outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.