
Site Address:	Oyster Mews, Spring Gardens, Emsworth		
Proposal:	Installation of electric gate.		
Application No:	APP/20/00256	Expiry Date:	12/08/2020
Applicant:	Braycote Ltd		
Agent:	Sullivan Mitchell Ltd	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern three storey building with commercial units at ground floor and flats above fronting Emsworth High Street and two storey residential units to the rear in Spring Gardens. It has a pitched and hipped red tiled roof, flat roof and pitched roof dormers and an oriel window. The elevations are red multibrick, with white painted render and tile hanging.
- 1.2 The subject of this application is the open vehicular access to the properties which is situated in Spring Gardens.
- 1.3 A three storey public house is attached to the west, a terraced retail unit is to the east beyond Spring Gardens, a two storey retail unit with residential above is opposite and properties in Spring Gardens are to the rear. The area is medium density with a mixture of older style two and three storey attached non-listed and listed properties in Emsworth town centre and Emsworth Conservation Area of commercial use with some residential above.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the installation of an electric 1.7 metre high inward opening gate between the existing brick piers of the open vehicular access.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL3 (Town, District and Local Centres)

Havant Borough Pre Submission Local Plan 2036

C4* (Emsworth District Centre)
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_C3 (Public Realm Design)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No objection.

The Conservancy recommends the following suggested considerations –
- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / including final colour treatment.

The proposal would have a localised impact on the character and appearance of the building and the immediate surrounds. The proposal would have a visual impact on the AONB, but this is minimal.

Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB).

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

Officer comment: – Whilst the suggested condition is noted, details given in the application states the gate will be made of top steel and finished in satin black. The Heritage Team were satisfied with these details and it is therefore considered a condition is not necessary in this instance.

Conservation Officer

The site is located in Emsworth Town Centre and within the Emsworth Conservation Area. It is a modern development located to the rear / north of the High Street. It is accessed from Spring Gardens and includes a shared parking / entrance area.

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.

The proposal relates to the installation of electric gates at the entrance to the shared parking area. It is considered that the gates would be of an appropriate design and would not detract from the character of the streetscene.

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

Natural England Government Team

No comment (no requirement for consultation)

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: 33

Number of site notices: Not applicable.

Statutory advertisement: 26/06/2020

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) Impact upon the streetscene
- (iii) Impact on the Conservation Area
- (iv) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 The proposal is to install an inward opening electric gate across the existing open vehicular access situated in Spring Gardens and would be visible from the public realm.

7.4 The design and appearance of the gate is deemed appropriate in context to the main building and existing boundary treatment and is therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the gate is of an appropriate design and would not detract from the character of the streetscene.

(iii) Impact on the Conservation Area

7.5 The property is an unlisted building in Emsworth Conservation Area and the proposal is for the installation of an inward opening electric gate across the existing open vehicular access. The Council's Senior Conservation Officer raised no objection to the

scheme and is of the view that the design and proposed materials of the gate will be in keeping with the property. It is therefore considered that the proposal will preserve the character and appearance of the conservation area and AONB, complying with policies CS11, CS12 and CS16 of the Havant Borough Core Strategy 2011.

(iv) Effect on neighbouring properties

- 7.6 The proposal is for the installation of an electric gate to increase the security of the parking court for the residents of Oyster Mews, consequently it is considered it will not have an adverse effect on neighbouring properties.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to have limited and acceptable impact on the neighbours and will preserve the character of the Conservation Area, and therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00256 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 external materials used shall be as indicated on the submitted forms and hereby approved plans.
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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan
Drg no. J10271-01 Proposed gate details
Photographs of existing access
Heritage report June 2020
Reason: - To ensure provision of a satisfactory development.