



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

### Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.  
Conservation Area: Emsworth

A material consideration is also The Emsworth Neighbourhood Plan which has reached an advanced stage of preparation and was submitted to the Local Planning Authority in April 2019. As such it can be afforded limited weight in decision making

## 5 **Statutory and Non Statutory Consultations**

### **Chichester Harbour Conservancy**

No objection

### **Conservation Officer, Development Control**

No Objection

23 Bath Road is a two storey detached house that is located within the Emsworth Conservation Area. The property has a slate roof with white rendered walls.

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 proposed single storey front extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant or out of character. As part of the works to the front door of the house is to be centralised therefore restoring the position of the original front door. This will positively enhance the appearance of the building.

The rear alterations are largely out of view from the conservation area. The proposed veranda appears to be of an appropriate size and design and does not overly dominate the elevation. Sliding doors of a modern style are to be installed in the rear elevation. I believe the size and design of the windows slightly jars with the character of the building. Nonetheless, the rear elevation is a modern extension built in 2006 and the windows will not be visible from public vantage points within the conservation area. Therefore, on balance I accept that the windows are acceptable in this instance.

## **Hampshire Highways**

The level of development is insufficient to warrant a consultation with the Highway Authority.

## **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: 5

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 03/05/2019

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 situated within the built up area of Emsworth where further development is considered acceptable subject to the usual development control criteria. The location of the site within Emsworth Conservation Area requires greater care in the consideration of the details to comply with the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving or enhancing the character and appearance of the area.

(ii) Appropriateness of design and impact on the character of the Conservation Area

7.3 Bath Road lies at the western edge of the Mill Pond within the Town Mill Pond Sub Area B of the Character Appraisal document. Bath Road is noted as being "mostly inter-war rows and semis of post-war housing which is suburban in character....Although of modest design the appearance of these houses is enhanced by the waterside location. They are...complimentary to the Mill Pond, providing an uncomplicated backdrop."

7.4 The application site is set back from the regular building line of other properties within Bath Road, with the principal elevation being approximately 18m to the south west of the principal elevation of No. 22 and approximately 27m to the north west of the principal elevation of No. 26 Bath Road. The Emsworth Conservation Area boundary runs through the rear garden of the property. The house is not listed however it is noted for its special interest adding a positive contribution.

7.5 There are 2 elements to this proposal - The front extension with porch and the veranda to the rear. The plans also show a door to be inserted into the northern elevation, the dropping of the kerb and a gate to be inserted to provide pedestrian access from the rear garden to the driveway, however these aspects can be completed under permitted

development rights and therefore do not require planning permission.

- 7.6 The veranda to the rear will not be readily visible from the public area of the Conservation Area, and will only be visible from users of Waters Edge Gardens. The roof of the veranda is to have slate tiles to match those of the host dwelling and it is considered that this part of the proposal would have no adverse impact on the character of the area.
- 7.7 The proposed single storey extension to the front elevation will include the relocation of the front door to its original position in the centre of the property. The materials to be used in the alterations are to match those on the existing house, minimising any harm to the visual amenity. The Conservation Officer has commented that the design and size of the front extension would not cause any adverse impact on the character of the Conservation Area, and would not appear overly dominant or out of character. The works will also result in the door being in a similar position to the original front door which would positively enhance the appearance of the building. It is therefore considered that this aspect of the proposal would represent a positive contribution to the visual appearance of the street scene and Conservation Area.
- 7.8 It is therefore considered that the effect of the proposal on the street scene and character of the Conservation Area is acceptable and will preserve and enhance the character of the Conservation Area, complying with policies CS11, CS12 and CS16 of the Havant Borough Core Strategy 2011.

(iii) Effect on neighbouring properties

- 7.9 The Mill Pond is located to the east of the property. No. 22 is set approximately 8m to the north east of the proposed front extension. The highway of Waters Edge Gardens and the gardens of No. 26 Bath Road and 5 Waters Edge Gardens are located to the south, and No. 6 Waters Edge Gardens is located to approximately 20m to the west of the rear elevation of the application site.
- 7.10 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 proposals are 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.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00395 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:

Design and access statement  
Heritage statement  
Flood risk assessment  
Existing plans - 18102-01  
Proposed plans - 18102-02

**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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or a full specification of the materials to be used for the rooflights have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

**Reason:** To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.