
Site Address:	Kepple Lodge, 5 West Street, Emsworth, PO10 7DX		
Proposal:	Installation of gate (1829mm in height).		
Application No:	APP/18/01000	Expiry Date:	03/12/2018
Applicant:	Mr Allerston		
Agent:	Mr Helyer	Case Officer:	Rachel Ballam
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a Grade II Listed, detached, two storey dwelling, The property is a Grade II Listed Building, described as: "...late C18, brick, stucco front, tile roof. Symmetrical roadside elevation of 3 storeys, 3 windows, with quoins, plinth, architraves... The west gable and wing contains the entrance, approached by steps and a stone paved path... The gateway through the brick boundary wall is of cast iron with short side rails, open work piers and single gate...".
- 1.2 The application site is located on the north side of West Street at the head of the cul-de-sac. The site is located within the Emsworth Conservation Area and within the Chichester Harbour AONB. The southern site boundary is bordered by a high brick wall which faces onto West Street and is considered a curtilage listed structure. A pedestrian entrance gate within the southern boundary, constructed from black painted iron railings, is positioned to the immediate west of the main dwelling. The northern site boundary is bordered by a 2m fence and mature vegetation and faces onto Havant Road.
- 1.3 Being the western most property within the street the plot tapers to the west. The garden lies within this tapered area, to the west of the dwelling, and the land is at a higher level than the fronting street, such that the curtilage listed wall to the southern boundary also serves as a retaining wall. Within the garden is a significant Mulberry tree and a significant Yew tree; neither tree is subject to a TPO, but both are protected by virtue of being within the Conservation Area. At the western end of the application site is a single storey detached garage which is fronted by and accessed from West Street.

2 Planning History

99/50514/004 - Notification of intention to crown reduce a Lime tree in the rear garden of Keppel Lodge, 5 West Street within Emsworth Conservation Area, RNO,28/05/1999
96/50514/001 - Felling of 1 Lime tree within the rear garden in Emsworth Conservation Area, RNO,31/05/1996
96/50514/002 - Demolition of 12-15m length of West Street boundary wall and re-erection to same height and brickwork pattern using matching bricks and mortar, PERM,11/06/1996
96/50514/003 - , PERM,11/06/1996
07/50514/005 - Raise pitched roof and dormer; pitched roof over flat roof all to rear elevation. Velux window to west elevation. Internal alterations. , PERM,04/02/2008

07/50514/006 - Listed Building Consent to raise pitched roof and dormer, pitched roof over flat roof all to rear elevation. Velux window to west elevation. Internal alterations. , PERM,04/02/2008

08/50514/007 - Listed Building Consent for proposed internal alterations to create WC on the ground floor level. , PERM,25/03/2008

08/50514/008 - To pollard a Lime tree and to remove a Purple Plum tree within the curtilage of 5 West Street, within Emsworth Conservation Area., RNO,06/05/2008

08/50514/009 - To fell a Quince tree within the curtilage of Keppel Lodge, 5 West Street, Emsworth, within Emsworth Conservation Area., RNO,02/06/2008

08/50514/010 - Discharge of Condition No. 2 for Planning Permission 07/50514/006., PERM,03/07/2008

09/50514/011 - Addition of trellis to top of existing boundary wall., REF,15/05/2009

09/50514/012 - Listed Building Consent for addition of trellis to top of existing boundary wall., REF,15/05/2009

09/50514/013 - Addition of trellis to top of existing boundary wall., WD,16/07/2009

09/50514/014 - Listed Building Consent for addition of trellis to top of existing boundary wall., WD,15/07/2009

APP/13/00964 - Single storey rear extension, PERM,25/03/2014

APP/13/00965 - Listed Building Consent for single storey rear extension, PERM,25/03/2014

APP/14/01065 - Reduce branches of 1No. Yew on the south side by 1m; pollard 1No. Lime to previous pollarding points; crown reduce 1No. Bay by 1.5m. All trees within Conservation Area of Emsworth., RNO,15/12/2014

APP/16/00227 - Removal of section of boundary wall and creation of parking bay in rear garden., PERM,07/06/2016

APP/16/00511 - Listed Building Consent for removal of section of boundary wall and creation of parking bay in rear garden. Approved (17.06.16). Request to discharge condition 4 (29.06.18)., PERM,17/06/2016

APP/18/00680 - Internal alterations to ground floor including removal of internal stud walls, removing dry lining on southern wall and re-lime plastering and removal of sanitary ware in shower room., PERM,24/08/2018

APP/18/01001 - Listed Building Application for installation of gate (1829mm in height)., DEL,

3 Proposal

- 3.1 Previous application APP/16/00511 granted Listed Building Consent for the removal of a 3.4m section of the southern boundary wall so as to facilitate use of part of the rear garden for the parking of 1 no. vehicle.
- 3.2 The current application proposes the installation of sliding gates to infill the 3.4m gap in the southern boundary where the section of wall was previously removed. The gates would be constructed from black painted iron bars, similar in appearance to the existing pedestrian access gate, and would achieve a maximum height of 1.83m.

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No Objection

Suggested considerations -

- schedule of materials to be as indicated on submitted application forms

The proposal is not considered to be unduly prominent, given its setting, to be detrimental to the character or appearance of the AONB.

Conservation Officer

No Objection

Keppel Lodge is a Grade II listed dwelling that dates from the 18th century. It is also located within the Emsworth Conservation Area. The proposal seeks planning permission and listed building consent for the construction of a sliding black metal gate across the existing access.

The ornate design of the gate appears to appropriate to the period of the dwelling and will match that of the existing pedestrian gate. The height of the gate will also sit lower than the existing wall which ensures that it is not overly dominant. As such it is considered that gate will be in keeping with character of the listed building and the conservation area.

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to this application.

Arboricultural Officer

I have no objection to this providing the work is carried out at stated

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: 10

Number of site notices: Not applicable.

Statutory advertisement: 19/10/2018

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 character and appearance of the area and AONB
- (iii) Impact upon residential amenity
- (iv) Impact upon Heritage Assets
- (v) Protected trees
- (vi) Highway considerations

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Since the application site lies within a Conservation Area and the proposed works would impact upon a curtilage listed structure, the authority must have regard to the following excerpts of the Planning (Listed Buildings & Conservation Areas Act) 1990:

(a) S66: in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses; and

(b) S72: in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

(ii) Impact upon the character and appearance of the area and AONB

7.3 The proposed gates would achieve a height slightly lower than that of the existing boundary wall and in that regard would not appear over large relative to their setting. The iron bar design would further lessen the visual impact of the gates, which by reason of their scale and style would not represent an imposing form of development as visible within the street scene. The gates would be in-keeping in their overall appearance with the existing pedestrian access gate (also within the southern boundary) and would not be incongruous in their character relative to the host property or surrounding neighbouring development.

7.4 The application site is situated within the Chichester Harbour Area of Outstanding Natural Beauty. The proposed gates would not impact negatively upon the visual amenity of the locality and in that regard would be considered to conserve the character and quality of the AONB. The proposal would therefore be in accordance with Policies CS12, CS16 and DM8 of the HBLP (Core Strategy).

(iii) Impact upon residential amenity

- 7.5 The proposed gates would not be expected to impact negatively upon the amenities of surrounding residential development. The gates would be set lower than the existing brick wall and the iron bar design would allow for the permeation of daylight through the gates. Notwithstanding this a substantial distance would be maintained between the proposed gates and the facing neighbouring properties along the east side of West Street. Consequently, it is considered that the proposal is unlikely to appear overbearing 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).

(iv) Impact upon Heritage Assets

- 7.6 The main dwelling is a Grade II Listed building whilst the southern boundary wall is a curtilage listed structure. The application site is also situated within the Emsworth Conservation Area; the Emsworth Conservation Area Character Appraisal document notes the historic context of West Street as being the line of the original Roman Road. The proposed gates would be in-keeping with the existing pedestrian access gate to the west of the main dwelling and of an appropriate scale and style within the context of the historic boundary wall and listed host property. The gates would not be considered to impact negatively upon the special character or quality of the application site or the wider Conservation Area.
- 7.7 The proposed gates would not have a negative or irreversible impact upon the historic fabric or integrity of the curtilage listed wall. It is noted that no concern or objection in respect of the proposed gates has been raised by the Conservation Officer.

(v) Protected trees

- 7.8 Two protected trees (by virtue of their being within the Conservation Area rather than by a TPO) are situated within the curtilage of the application property. The agent has provided a supporting statement confirming that the roots of the protected Yew Tree and Mulberry Tree would not be impacted by the proposed gates as the support posts and rail would be inset into the existing drive and any required drilling would take place outside of the root protection areas. The Arboricultural Officer has been consulted in respect of the proposed scheme and has raised no concerns with regards to the position and method of installation of the gates.

(vi) Highway considerations

- 7.9 The proposed gates would be on a roller system whereby they would open sideways rather than out toward the highway. It is noted that the gates would not be set back from the road far enough that a vehicle could wait off of the highway whilst the gates are opened. However, owing to the position of the application property and the gates to the head of a cul de sac and the presence of public off-street parking bays along the street it is not considered that the gates or their operating system would have any significant impact upon matters of highway safety. The Highways Engineer has been consulted in respect of the proposed scheme and raised no concern with regards to the position of the gates or their method or direction of opening.

8 Conclusion

- 8.1 The scale, siting and design of the proposed gates would have limited and acceptable

impact upon the amenities of neighbouring properties, the appearance and character of the site and street scene and would be considered to conserve the setting of the listed host property and the wider Conservation Area. The proposal 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/18/01000

(A) 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:

18103-03 Proposed Gate
Design and Access Statement
Heritage Statement
Supporting Information: Tree Protection

Reason: - To ensure provision of a satisfactory development.