
Site Address:	Unit 14-15, and 16 The Old Flour Mill, Queen Street, Emsworth, PO10 7BT		
Proposal:	Proposed porch.		
Application No:	APP/18/00138	Expiry Date:	16/04/2018
Applicant:	Mr Baker		
Agent:	Mr J Forder	Case Officer:	Bee Crawford
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey and single storey commercial unit forming part of the Old Flour Mill site, situated to the rear adjacent to the car park. It has a brown tiled pitched roof and elevations of red/beige multibrick. The site is level with an adjoining unit to the west, a commercial garage to the east, the rear of a property in Spinnaker Place to the south and the A259 beyond mature screening to the north.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposed is for the construction of a porch to the northern elevation.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comment received.

Principal Conservation Officer

I have no objections to the proposed porch. It will have no impact on the character or setting of the nearby listed building.

Engineering Services, Havant Council

No drainage observations

Environment Agency

We objected to the proposals in our previous comments on the application (HA/2018/120201/01-L01, dated 19 March 2018), as we did not consider it had been demonstrated that any risks to the nearby culvert, and associated flood risks, were fully understood and could be managed.

The applicant has submitted further information including a survey and condition assessment of the culvert, and a drawings indicating it's proximity to the development. We have reviewed this information and have the following comments.

Environment Agency Position

We are able to **remove our objection** to the proposed development, as submitted.

Reasons

The additional information is sufficient to satisfy us that the development does not pose any unacceptable risks to the integrity of the culvert, and therefore does not pose a significant risk of increasing flood risk elsewhere.

Environmental Permit – advice for developer

Please be aware that this development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010, as amended, from us, for any proposed works or structures, in, under, over or within 8m of the top of the bank of the River Ems, which is designated a main river. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt.

A permit is separate to and in addition to any planning permission granted.

Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

NB: Informative recommended

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: 2

Number of site notices: 1

Statutory advertisement: 02/03/2018

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) Appropriateness of design
- (iii) Impact on the Conservation Area
- (iv) Impact upon neighbouring properties
- (v) Flood issues

(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.

(ii) Appropriateness of design

7.3 The proposal is for the construction of a modest entrance porch to units 14, 15 and 16 situated to the rear of the site and would not be visible from the public realm. It would join the northern and western elevations of the units with a depth of approximately 0.85 and a length of 4.6 metres with a flat roof and would not affect the existing parking provision within the site.

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) Impact on the Conservation Area

7.5 This part of the Old Flour Mill is non-listed, situated in Emsworth Conservation Area. The Council's Principal Conservation Officer has no objections to the proposed porch and is of the view that it will have no impact on the character or setting of the nearby listed building and have a neutral impact on the Conservation Area. A design and access statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

(iv) Impact upon neighbouring properties

7.6 The proposal is of a modest size and height and is located at the rear of the site. By virtue of the nature of the development and its situation in relation to other units within the site, it is considered any impact would be minimal and would not result in any degree of overlooking.

7.7 It is considered the proposal is unlikely to result in an unacceptable level of overbearing and would have a negligible impact on the properties adjacent to or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

(v) Flood issues

7.8 The site is within Flood Zone 2 and following consultation with the Environment Agency and subsequent submission of further information, it was confirmed the additional information is sufficient to satisfy that the development does not pose any unacceptable

risks to the integrity of the culvert, and therefore does not pose a significant risk of increasing flood risk elsewhere. The development therefore meets the requirements of policy CS15 of the Havant Borough Local Plan (Core Strategy).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would conserve the character and appearance of the Emsworth Conservation Area. It is therefore considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00138 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 stated under Section 9 of the application form.

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:

Drg no. 17139-01	Location plan, existing floor, elevations and section plan
Drg no. 17139-02 Rev B	Proposed floor, elevations and section plan
Drg no. 17139-03 Rev B	Culvert sections plan
Design and access statement dated January 2018	
Survey and condition assessment report	

Reason: - To ensure provision of a satisfactory development.