

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

FAO Conservation Officer, Development Control

No Objection

1 Creek End is a modern detached dwelling that is located within the Emsworth Conservation 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 proposed veranda is of a design and size that would not cause any adverse impact on the character of the Conservation Area. It is also in keeping with existing property and would not appear overly dominant.

No conditions

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: 3

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

Statutory advertisement: 10/02/2017

Number of representations received: 0

Summary: No representations received.

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 to be acceptable in principle subject to the usual development management criteria.

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

- 7.3 The application site is located within the Emsworth Conservation Area and on this basis the Councils Conservation Officer has been consulted as part of this application. It is considered that whilst the roof of the proposed veranda would be partially visible from the public realm, the design and size of the proposed development would not be considered to result in any adverse impact on the character of the Conservation Area or result in any detrimental impact on the existing streetscene. It is important to note that a pergola currently exists in this location to the southern elevation and the proposed replacement veranda is considered to be inkeeping with the existing property which would not appear overly dominant.
- 7.4 On this basis, the proposal appears to meet the requirements of Policy CS11 & CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 The proposed veranda would be located to the southern elevation which fronts onto Bath Road and is well screened by a well established hedgerow which serves as the southern boundary to the application site. Furthermore, the proposed development would be sited a significant distance away from all other surrounding adjacent residential properties. On this basis, it is not considered that the development would result in any loss of light, privacy, outlook or appear overbearing to any of the adjacent neighbours.
- 7.6 It is noted that no letters of objection have been received in relation to this application and as a result, the proposal appears to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours and would not be considered to result in any harm to the character and appearance of the Conservation Area. The proposal is therefore considered to be appropriate and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00126 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 hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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- received 2nd February 2017

Block plan- received 2nd February 2017

Plan view- Existing- received 2nd February 2017

Plan view- Proposed- received 2nd February 2017

South elevation- Existing- received 2nd February 2017

South elevation- Proposed- received 2nd February 2017

North elevation- Existing- received 2nd February 2017

North elevation- Proposed- received 2nd February 2017

East elevation- Existing- received 2nd February 2017

East elevation- Proposed- received 2nd February 2017

2 photographs submitted of existing pergola- received 2nd February 2017

2 photographs submitted showing proposed verandah- received 2nd February 2017

Reason: - To ensure provision of a satisfactory development.