
Site Address:	The Railway Inn, 95 North Street, Emsworth, PO10 7PQ		
Proposal:	Raise roof height and form 1No. self contained manager's flat to second floor roof area with new internal stairwell from first floor		
Application No:	APP/16/01311	Expiry Date:	08/03/2017
Applicant:	Mr D Lucas		
Agent:	Mr M Singleton	Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the corner of North Street and Sultan Road in Emsworth. The entrance to the Emsworth railway station is located opposite to the site. The area is characterised by mainly Victorian style terrace housing along Sultan Road and North Street. A number of the properties on North Street, including the adjacent neighbour at No. 93 have been subdivided into two flats. Parking is predominantly on street. A recent development has occurred at the adjacent site on Sultan Road which involved a conversion of a former industrial/office building into three dwellings with a further new dwelling located in the rear garden facing onto Seagull Lane.

The application site comprises a two-storey building, with a traditional pitched roof. It has a white painted render finish to the external facade with some mock tudor detailing. The building is currently used as a public house with B & B accommodation at first floor level. The main entrance fronts onto North Street and includes a front external seating area enclosed by iron railings. There is a flat roof area at first floor level at the rear of the building which includes a single storey unit of accommodation which is ancillary to the public house and used as managers accommodation. There are other flat sections of the building which are not enclosed and used for servicing.

2 Planning History

01/63424/000 - Installation of two windows to ground floor, side (north) elevation., PERM,19/06/2001

06/63424/001 - Replace pan tiles to roof., PERM,04/12/2006

07/63424/002 - Retention of refrigeration unit. Resited to east elevation and enclosed with insulation board. , PERM,15/08/2007

09/63424/003 - Enclosure of the front forecourt including the erection of 0.9m high railings positioned above the existing 0.4m high boundary wall, erection of 0.4m high conifer planters above the existing brick piers and the erection of 1.3m high railings and iron gate in between the existing brick piers and boundary wall and the erection of 1No. retractable awning to the north side of the front entrance. , PERM,02/02/2010

APP/16/00821 - Demolition of existing rear outbuildings, erection of 4No. three storey townhouses with parking and raise height of existing pub roof to form 1No. self contained flat to second floor roof area., REF,18/10/2016

3 Proposal

Raise roof height of main building by 650mm to form 1No. self contained manager's flat to second floor roof area with new internal stairwell from first floor. The raising of the ridge height will include 3no. dormers windows on the north elevation. The new flat would contain an internal open courtyard area.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS9 (Housing)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Economic Development - Commercial and Housing:

No objections

Building Control:

No solid waste storage provisions indicated on plan. Fire protection to escape routes unclear will be required from new storey to final exit.

Compliance with Approved Document B will need to be indicated Insufficient information on plan. Fire Authority will need to be consulted.

Development Engineer:

No parking provision but no highway objections.

Waste Services Manager:

No objections

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: 37

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 3no objections received. A summary is provided below:

1. The proposed raising of the ridge height is misleading on existing and proposed plans. The proposed drawing gives less visual impact and in reality would be more extreme and not in proportion.
2. The proposal will interfere with the safe working of the chimneys at No's 93 and 93a and does not accord with buildings regs approved document J.
3. Noise and smells in close proximity to a bedroom.
4. The proposed new fire exit door does not provide a separate escape route. The use of the door cannot be policed and will lead to the flat area of roof being used for amenity purposes and therefore resulting in a loss of privacy.
5. Further residential development would exacerbate existing parking problems.
6. This self contained flat could house a family - how will this be controlled.
7. Loss of privacy from overlooking windows.

Officer comments - Impact on chimneys are a matter to be considered under building regulations. The other issues raised are considered in Planning Considerations section below.

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 on the character and appearance of the area
- (iii) Impact upon the neighbouring properties and residential amenity
- (iv) Parking and highways considerations
- (v) Other matters

(i) Principle of development

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

(ii) Impact on the character and appearance of the area

It is proposed to raise the height of the main roof on the existing building by 650mm overall. This would also include the insertion of three flat roof dormers on the north elevation facing onto Sultan Road and the building up of the hipped slope on the north elevation to a full gable end. Other alterations to the main roof are proposed but these would not be visible from the streestcene and are discussed further in terms of their impact on neighbouring properties in the next section.

The application site forms a corner building, purpose built as a public house with a chamfered corner. It is larger in scale than the terrace row extending along North Street and to the rear on Sultan Road. The combination of this along with the a

projecting gable section on the North Street frontage and material detailing, emphasises its prominence as a larger, important building within the context of the streetscene. Whilst overall the building would be higher, this would not be to such an extent whereby it would appear out of scale as it is already a building of prominence within the streetscene. The proposed dormer windows would be small and well spaced and would not dominate the north facing roof slope. Overall it is considered that whilst the building would appear larger, the proposal would not harm the character or appearance of the building within the context of the streetscenes of both North Street and Sultan Road.

A new door is proposed in the north elevation to provide access up to the self contained managers flat. Concern has been expressed that this would allow the flat to be sub let separately from the pub. A restrictive condition can be placed on a planning decision to tie the use of the flat to prevent this being used as a separate unit of accommodation.

(iii) Impact upon the neighbouring properties and residential amenity

The proposed raising of the roof would provide a unit of accommodation within the increased roof space and replace the existing managers accommodation in situ on the rear of the current flat roof. This would be accessed via a new internal staircase located on part of the existing open, flat roof area at the rear of the building, adjacent to the shared rear boundary with No. 93 North Street. The rear elevation of No. 93 has two facades, one of which is set back and the other which extends outwards. Both of these elevations have first floor and ground floor windows. The windows in the section of the rear elevation which is set back, already have limited light and outlook due to being tunneled by the existing wall of the public house and the projecting section. The raising of the roof of the application building would increase this tunneling effect however, it would not be creating an issue does not already exist and would not exacerbate the impact to an extent whereby a reason for refusal would be justified.

There is one roof light window proposed in the east elevation however, this would not introduce a new element of overlooking as there is already a first floor window beneath this. The roof light window in the new south facing roof elevation could potentially afford a new degree of overlooking and could therefore be conditioned as obscurely glazed.

The previous application proposed to enclose the existing area of flat roof which is adjacent to the shared boundary with No. 93 and 93a. This was considered to be unacceptable as it would have resulted in a loss of privacy to these neighbours. The current application does not propose to use this space for an amenity area. A new enclosed staircase would be built on part of this section of flat roof to provide internal access to the second floor accommodation. However, within this staircase, a fire exit door is proposed onto the flat roof area, along with a obscurely glazed window for light. Concern has been raised that this fire door will be left open and used by guests of the B & B or the staff. However, a restrictive condition could be used to restrict the use of the flat roof area unless for essential maintenance purposes.

Concern has been raised that the increase in height to the roof would adversely affect the safe working of the adjacent chimneys on No's 93 and 93a. This is a building control matter and would be assessed at a building regulations stage. With regards to the potential for increased noise and smells, the neighbouring property is already within a terrace of buildings and a degree of noise is considered to be acceptable. It is

considered that the proposal would not result in an excessive increase in noise and / or the creation of an excessive level of domestic odours. Both matters are in any event able to be controlled under Environmental Health legislation should a nuisance arise.

(iv) Parking and highways considerations

It is recognised that the parking situation within the road is pressurised in terms of demand v. supply. However the site lies in a relatively accessible location close to the railway station and on a regular bus route. In this context it is considered that the proposed self contained manager's flat would not create an increase in demand for parking to such an extent that it would be considered to warrant a refusal of the application. The Council's Development Engineer has not objected to the proposal.

(v) Other matters

The proposal is CIL liable for £48,120. It is also liable for a contribution towards the SRMP at £176 as a further residential unit is being created. The relevant paperwork has been signed and returned and the proposal therefore accords with Policy DM24.

8 Conclusion

The current application proposes a revised scheme for the self contained manager's accommodation which with appropriate conditions, is considered to be acceptable.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01311 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 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.
- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the use of The Railway Inn and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation has insufficient amenity space and parking provision to be occupied separately from the host premises and having due regard to policies CS16 and DM13 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the rooflight window and first floor window in the newly created stairwell in the south elevation shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The flat roof area at first floor level adjacent to the shared boundary with No. 93 and 93a North Street shall not be used for the purposes of a terrace or balcony at any time whatsoever, but shall only be used for infrequent and occasional maintenance purposes only.
Reason: To safeguard the amenities of the occupiers of the neighbouring property and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and the National Planning Policy Framework.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed plans and elevations - DN: 06/16 (02)

Site plan and block plan - DN: 06/16 (01)

Reason: - To ensure provision of a satisfactory development.