
Site Address: 2 Palmers Road, Emsworth, PO10 7DL
Proposal: Demolition of existing garage and construction of 1No. one bedroom duplex apartment with associated refuse and recycling. (Resubmission).
Application No: APP/17/00085 Expiry Date: 17/05/2017
Applicant: Ms McChesney
Agent: Mr Paul Case Officer: Rachael McMurray
 Holman Reading Partnership
 llp
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Palmers Road in Emsworth, located just off North Street. Palmers Road is formed in a crescent shape and the application site comprises a single storey pre fabrication garage with a low pitched roof, painted cream. To the north of the garage lies a parking court which serves no's 2, 2A and 2. To the east and west are terrace developments and to the south is a group of industrial units. Palmers Road has on street parking which is resident only or restricted to 45min periods.

2 Planning History

APP/16/00796 - Demolition of existing garage, construction of two storey building comprising 2No. 1 bed flats with associated refuse and cycle storage. ,
WD,03/10/2016
APP/16/01105 - Display of 2No. non illuminated fascia signs, PERM,01/12/2016

3 Proposal

Demolition of existing garage and construction of 1No. one bedroom duplex apartment. (Resubmission).

This is a revised submission of a previously withdrawn scheme (APP/16/00796). The main changes include:

- Revised design to include a 1no. bed unit (reduction from a 2no. bed) with the front half of the building dropping down to single storey height.
- A parking survey of nearby public car park now included.

A revised red line plan was also submitted on 23 March 2017 and notice served on interested parties.

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

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

Building Control, Havant Borough Council

No solid waste storage shown on plans as required by Approved Document H

No other comments at this time

Development Engineer

This application displaces parking and has no new parking. In order to decide if highway safety and/or amenity is to be compromised I need to have more details on the loss of the existing parking on site and a survey of the availability of on street parking.

Officer comment - Information has been provided in the form of a car parking survey to show availability of parking in the nearby public car park and also in Palmers Road.

This summarises that on the various days that the survey was undertaken, there were spaces available in both Palmers Road and the car park.

Waste Strategy Team Leader

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: 22

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
Objection to the loss of parking spaces currently reserved for Flats No's 2a and 2b and also the loss of the garage for parking. Parking in Palmers Road is already a problem.	See Planning considerations.

Provision of storage for flats 2a and 2b will be lost if the flat is built on the land where the bins are now kept.	See planning considerations
Loss of outlook from No's 1-3 Palmer's Road as a result of a proposed two-storey building.	See planning considerations
Additonal residential parking will have an adverse impact on the economic viability of the of small businesses in North Street.	See planning considerations
Removes parking from flats.	See planning considerations
Incorrect certificate has been submitted as No. 2 has an interest in the land.	
New building would have an detrimental impact on light to No. 2 Palmers Road.	The building would be located to the east of No. 2 and not be visible from the business operation at No. 2.
The boundary line of the site is disputed.	This would be a civil matter between the two parties.
Waste storage could impinge the use of the parking spaces.	Details of waste storage would be requested via a planning condition.
Access to Acorn Health parking spaces must not be blocked.	The proposed building would not be built over the access therefore any use of the access would be a civil matter between the relevant parties.
Future occupants may be affected by noise from No. 2. Also the proposed windows in the west elevation would result in overlooking.	Future occupants are likely to be aware of the use of neighbouring properties. The issue of overlooking is discussed in the planning considerations section.
The tenants right to access and parking should be fully respected throughout the development.	Noted.
A measured survey is required before any development commences to avoid a border dispute arising in the future. The boundary line in the drawings appears to be incorrect.	This is a civil matter between the parties.
The bins belonging to the existing flats and new development needs to be stored so as to avoid the parking spaces being compromised.	A condition would be included to require further details of bin storage.

Over development of a site and a definite obstruction to the skyline.	See planning considerations
Impact on parking for the residents will be significant due to the loss of the two current parking spaces for the flats and possibly the additional cars attached to the new property along with the significant impact of through traffic with the addition of the new restaurant in North Street.	See planning considerations
This new build will result in a loss of light to No's 4 and 6 Palmers Road.	See planning considerations

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
- (iii) Impact upon residential amenity

(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. In this case, the addition of a new dwelling within the northern part of Emsworth's town centre would make a modest contribution to the Council's housing requirements in a location well served by community facilities and public transport.

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

Since the previous application, the scale of the proposed building has been amended so that it is now a part two-storey, part single storey building. This is to reduce the visual impact and scale of the building so close to the corner on Palmers Road. The previous proposal was two-storey in height and was considered to be overbearing and oppressive. It is considered that the amended design addresses this previous concern by stepping down the height of the building at the corner junction. This would be more in keeping with the existing character and the adjacent garage and is not considered to have an adverse impact on the spatial characteristics of the streetscene.

The residential properties in Palmers Road are Victorian in character and of a traditional brick and tile design and comprise of mainly short terrace rows. The design of the proposal does draw on this character in design terms and includes a narrow profile and a pitched roof on both sections. The materials are notably more modern with a painted render finish with some render panel detailing. However they are comparable to the existing palette of materials and colours with the immediate vicinity and are therefore sympathetic in this respect.

The site currently comprises a parking area and provides a space each for No.s 2a and 2b Palmers Road and a staff parking area for the Chiropractitioners Clinic at No. 2

Palmers Road. This was subject to Planning Permission 88/52299 which granted approval for an extension to No. 2 Palmers Road to form 2no. flats. This permission included a parking plan to show the spaces for the flats and for the No. 2 Palmers Road which was a dentist at the time. This application seeks to alter that plan though the proposal for a new building over two of those parking spaces and the loss of the garage. However, the applicant owns the part of the site on which these are situated and the flats.

The parking area for No. 2 Palmers Road and access to this would be retained. Details of refuse have not been provided but would be secured via a planning condition so it can be ensured that access to the parking area for No. 2 Palmers Road would not be blocked. The impact of the loss of parking is discussed in more detail in the 'parking considerations' section of the report below.

(iii) Impact upon residential amenity

No's. 3-5 Palmers Road are located to the south of the site on the opposite side of Palmers Road. They have two windows in the front elevation, one at ground floor and one at first floor level. Concern has been raised about loss of outlook and light as a result of the new building. Since the previous application, the scheme has been amended to include a part single storey section at the front. This reduces the overall scale of the building and retains part of the open outlook currently available to No's 3-5. There would also be an 11m distance between the new south elevation and the front elevations of No's 3-5, with the new building located directly north of these properties such that loss of direct sunlight should not be an issue. Overall it is considered that the impact would be acceptable.

No. 2a and 2b have windows in the east elevation which overlook the existing rear parking area - PP 88/52299 indicates these to be secondary windows to the main lounge/kitchen of each flat, and the sole outlook from the smaller of the 2 bedrooms in each flat. The separation distance between this elevation and the new building would be 4.4m - whilst close, this is not untypical of a town centre location and no objections have been received from the occupiers of these properties. The proposed west elevation of the new dwelling would include 2no. windows one at first and one at ground floor level. These windows would serve dual aspect rooms and the first floor window could reasonably be conditioned to be obscurely glazed to avoid the overlooking of No's 2a and b.

No's 4-16 are located to the north of the site. Concern has been raised that the development would result in a loss of outlook to the properties closest to the application site within this terrace row. Again, as the building has now been reduced in scale, it is considered that any loss of outlook would be minimal from the rear elevation of these terraces. No. 4 includes a first floor window in the side elevation however, this appears to serve a landing area and no objections have been received. Therefore any impact is considered to be limited.

Several objections have been raised with regards to the impact on the existing parking situation in the immediate locality. This is discussed in more detail in the next section.

(iv) Parking and highway considerations

As explained in (ii) above, the proposal would result in the loss of parking spaces (2) for No's 2a and 2b and the existing garage (although it is unknown if this is used for car parking at present). In addition to this, 1no. parking space is required for the new

unit in order to be in accordance with the Council's adopted parking standards.

As no on site parking is proposed, it would not meet the adopted standards. With the displacement of parking for the two flats, overall there would be a deficit of 3no.parking spaces. Car parking on Palmers Road is restricted to 45mins during the daytime and permits are required for residents. Concern has been raised that the proposed development would exacerbate the already constrained parking situation and have an adverse impact on the amenity of the area.

However, the site is in close proximity (within 100m) to a large public car park, also accessed from Palmers Road which could be as an alternative for residents parking. A parking survey has been completed to show that there is parking available in the car park over different points of the week. Furthermore, it is suggested that the application site is located in a sustainable location being close to a main railway station, bus route and several cycle paths and therefore reliance on a car may be less prevalent. These factors are reflected in the adopted Parking SPD as providing potential justification for reductions in parking standards - Emsworth town centre is expressly referred to as such a location - and it is not considered that a refusal of permission on grounds of loss of parking would constitute a defensible reason for refusal when weighed against the benefits of an additional dwelling in a sustainable location.

8 **Conclusion**

Overall, whilst it is recognised that parking in Palmers Road is not readily available, nor does the proposal strictly accord with the Council's adopted parking standards, the application does have the benefit of making a contribution to the Borough's housing stock on a brownfield site in the urban area. The development would also have the benefit of being located very close to a public car park and being close to public transport links. Furthermore the impacts of the new development on adjoining properties is considered to be limited and acceptable.

Therefore it is considered that on balance, the positive elements that the proposal would bring in this case, would outweigh the lack of parking provision and as such would provide a form of sustainable development in line with the advice laid out in the National Planning Policy Framework 2012 and Policy AL1 of the Council's Allocations Plan 2014.

The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00085 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:
Site and location plan - DN: 8548 03
Proposed elevations and floor plans -DN: 8548 04 A
Reason: - To ensure provision of a satisfactory development.
- 3 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 externally on the building has 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.
- 4 No development shall take place until details of existing and finished floor and site levels relative to previously agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
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 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:
(i) The provision to be made within or nearby the site for contractors' vehicle parking during site clearance and construction of the development;
(ii) The provision to be made within or nearby the site for a material storage compound during site clearance and construction of the development.
Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.
Reason: To safeguard the amenities of the locality and in the interests of traffic safety, and to ensure that access and parking provision for No.2 Palmers Road is not compromised, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the windows in the first floor of the west elevation shall be fitted with, to a height of no less than 1.7m above finished floor level, 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.

- 7 No above ground construction works shall commence until details of bin storage provision for the new unit and existing residential units at Nos 2a and 2b Palmers Road have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided prior to first occupation of the new dwelling and remain in situ thereafter.

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