
Site Address:	22 Bath Road, Emsworth, PO10 7EP		
Proposal:	Demolition of existing front porch and erection of replacement porch.		
Application No:	APP/17/00312	Expiry Date:	26/05/2017
Applicant:	Mr S Smith		
Agent:		Case Officer:	Harriet Pitney
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

Bath Road is situated in Emsworth, overlooking the Mill Pond. It is a characteristic setting and the dwellings are typical of those in the Conservation Area.

The site address is located on the corner of Bath Road and Watersedge Gardens and is a two-storey, semi detached property of brick construction with white render to the first floor elevation and a slate pitched roof. The property currently benefits from a pitched roof porch to the front elevation and has been significantly extended in the past by way of a two storey extension to the side (south elevation).

The area is residential in nature with a medium density of dwellings all of a similar age, style albeit slightly varied in terms of their design.

2 Planning History

99/52751/005 - First floor side (south) extension, PERM,22/06/1999

97/52751/004 - Conservatory at first floor to south elevation, REF,16/12/1997

94/52751/003 - Extension of existing first floor sun room to form third bedroom, PERM,

03/52751/006 - Remove a limb from a Sycamore within The Emsworth Conservation Area., RNO,16/09/2003

05/52751/007 - First floor extension to the side (south) elevation., PERM,15/09/2005

06/52751/008 - First floor extensions to the side (south) elevation (revised application) and single storey front extension., PERM,11/05/2006

APP/12/00694 - Crown reduce by 4m 1No. Sycamore and crown reduce by 3m 1No. Goat Willow. Both trees within Emsworth Conservation Area. , RNO,20/08/2012

APP/17/00103 - Crown reduce by 2m a Norway Maple within Conservation Area of Emsworth. , RNO,18/04/2017

3 Proposal

This application is for the demolition of the existing front porch and the erection of a replacement porch.

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)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy, The Harbour Office

The Local Planning Authority is advised that the Conservancy has no objection to this application.

Conservation Officer, Development Control

Conservation Officer: No objection

22 Bath Road sits within the Emsworth Conservation Area overlooking Mill Pond. The property is located on a corner plot and constructed of brick with slate roof with render to the original first floor part of the dwelling. The view across Mill pond from Bridge Footpath forms a key view identified within the Conservation Area Appraisal.

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 current porch is a brick built construction with a shallow pitch hipped roof of slate with red ridge tiles. The proposal would see this replaced with a porch of a similar footprint but with a steeper pitch with a gable above the door.

The appearance would replicate that of the neighbouring property number 21 and elsewhere along Bath Road. The appearance is less dominant than the existing brick structure due to the introduction of windows either side of the door and in the side elevations. The detailing in the gable is a welcome feature as it ties in with other properties with the road with similar porches.

It is therefore deemed that this proposal will not have an adverse impact on the setting and character of the Conservation Area.

Engineering Services, Havant Council

No drainage observations

Southern Water

Southern Water has no objection to the proposed scheme

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: 07/04/2017

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 Conservation Area
- (iv) Effect on neighbouring properties
- (v) Flooding

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered 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 proposed design is considered to be appropriate in context with the main dwellinghouse in terms of scale, design, materials and subservience. As such, it is not considered that there would be an adverse effect on the character of the streetscene. Other properties along Bath Road, including No.21, have porches of a similar design and scale and therefore the proposal would not form an incongruous feature.

(iii) Effect on the Conservation Area

The Council's Conservation Officer has been consulted as part of this application by virtue of the property's location within the Emsworth Conservation Area. It is considered that the appearance of the proposed porch would replicate that of the neighbouring property (No.21) and elsewhere along Bath Road. The appearance is less dominant than the existing brick structure due to the introduction of windows either side of the door and within the side elevations. Furthermore the detailing within the gable is a welcome feature and ties in with other properties within the road that benefit from similar porches.

It is therefore considered that the proposal would not result in an adverse impact on the setting and character of the Conservation Area.

(iv) Effect on Neighbouring Properties

The property already benefits from a porch extension to the front and as such the proposed replacement porch would replicate a similar footprint albeit with a steeper pitch with a gable above the front door. On this basis, it is not considered that the replacement porch would result in any additional loss of light, privacy, outlook or appear overbearing to any adjacent residential properties when compared with the structures already evident on site.

Consequently, the proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection were received in relation to the proposed scheme.

(v) Flooding

The application site is located within Flood Zone 2 & 3 and as such a flood risk assessment has been submitted as part of this application. As discussed above, the property currently benefits from a porch extension and the applicant has confirmed that the replacement porch would not be set any lower than the existing levels and flood proofing has been incorporated where appropriate. On this basis, it is not considered that the replacement porch would result in any increased flood risk to the application site.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00312 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:
Site location plan- received 31st March 2017
Block plan- received 22nd March 2017
Existing floor plans and elevations- received 22nd March 2017
Proposed floor plans and elevations- received 22nd March 2017
Reason: - To ensure provision of a satisfactory development.