
Site Address:	2 West Street, Emsworth, PO10 7DY		
Proposal:	Installation of new shopfront.		
Application No:	APP/16/01181	Expiry Date:	01/02/2017
Applicant:	Mr Ward		
Agent:	Mr McDermott	Case Officer:	Rachael McMurray
	Town Planning Experts		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises the Town Brewery public house in West Street, Emsworth which is located in the heart of the conservation area and Chichester Harbour Area of Outstanding Natural Beauty. The main building is comprised of three storeys with triple gables to the front of the property. The ground floor contains a bar and seating area. To the rear of the property beyond the primary rear elevation a single storey subsidiary room extends towards the south elevation. The first floor and second floor of the building contains a number of rooms which form an apartment ancillary to the pub.

To the rear of the pub are a group of masonry and timber single storey extensions and outbuildings. Beyond this, the site is currently grassed and turns towards a rear court area to the rear of West Street and joins on to an alleyway which joins directly to West Street. Currently a hard standing area at the end of the garden provides a single parking space. The site is flat and there are no significant landscape features in the grounds to the rear. Vehicular access to the site is gained via the rear of the public house close to the southern boundary, whereby the rear gardens adjoin adjacent properties, which are accessed via an alley from West Street.

The buildings either side of the site consist of a Grade II listed building to the east of the site at No. 1 High Street and a terrace of buildings to the west with retail units at GF level and residential uses above.

2 Planning History

APP/16/00093 - External alterations in connection with proposed change of ground floor A4 use to flexible A1/ A2/A3 /A4/A5 use including rear extension. Conversion of first and second floors to form 2 x two bed apartments and rear extension to form 1 x two bed apartment with associated parking and external works.(Approved 04.04.16).

Request to Discharge Condition No.s 2 and 9 (01.07.16.), PERM,04/04/2016

APP/16/00681 - Proposed material schedule Velux product brochure Marley Eternit roofing product brochure Marley Eternit roofing fa?ade Freshfield brick sample Brick technical information, UNK,

GEN/16/01041 - Notification of intention to carry out a permitted change of use from Class A4 (Public House) to Class A1 (Shop). In accordance with GPDO Class A(2), can the Local Authority establish whether the building has been nominated as an Asset of Community Value?, 03/11/2016 10:22:17

APP/17/00067 - Demolition of existing single storey additions to rear; alterations to

existing building to provide second floor accommodation to rear; construction of 2No. 3-bedroom townhouses to rear with three storey link to existing building; car parking to rear., DEL,

3 Proposal

Installation of new shopfront.

The originally submitted plans raised concern with the Council's Conservation Officer therefore amended plans were submitted on 31/01/2017.

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

DM20 (Historic Assets)
DM21 (Shopfronts, Signs, Security Shutters and Advertisements)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Due to the position of the planning proposals within the Urban Area of Emsworth and its full enclosure by larger scale development, the development of a new shop front would not be intrusive in the wider AONB landscape or harmful to designated nature conservation sites.

Conservation Officer

I would like to see the proposed central windows amended. I do not believe these sit so comfortably on the scheme and would prefer to see a window design similar to the existing.

Amended plans received on 31/1/17: _

No objections subject to the following condition:

Details of doors with 1:20 elevation to be submitted prior to commencement

Natural England Government Team

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: 13

Number of site notices: Not applicable.

Statutory advertisement: 23/12/2016

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) Impact upon the character and appearance of the area

(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 upon the character and appearance of the area

The frontage of the building features a unique herringbone brick stall riser with wooden windows above. The replacement windows would result in a partial loss of this detail however, this is required to create a more useable shopfront. Some of the stall riser would be retained. The central windows have been amended to include top light openings similar to the other windows. Overall it is considered that the proposal would not have an adverse impact on the character of the Conservation Area or the building itself.

8 Conclusion

The application 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/16/01181 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:

Existing and proposed elevations - PL01 - A
Block Plan - P1
Location Plan - P2

Reason: - To ensure provision of a satisfactory development.

- 3 No development shall commence until details of elevational plans of the windows and doors hereby approved at a scale 1:20, to include details of colour finish, have been submitted to and agreed in writing by the Local Planning Authority.

Reason: in the interests of the amenities of the conservation area and having regard for policies CS11 and CS16 of the Local Plan (Core Strategy) 2011 and the NPPF.