
Site Address: 26 Bath Road, Emsworth, PO10 7ER
Proposal: Single-storey rear extension, insulate and re-render existing north elevation, replacement windows, new dwarf wall to north boundary treatment.
Application Type: Full Planning Permission
Application No: APP/22/00966 Expiry Date: 18/01/2023
Applicant: Mr and Mrs Macpherson
Agent: Mr Wild Case Officer: Selina Donophy
Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two storey end of terrace dwellinghouse located on the west side of Bath Road, Emsworth, within the Emsworth Conservation Area. To the north of the site is Waters Edge Gardens which runs parallel to the plot. The property has a pitched roof and has been extended to the side which forms a catslide roof slope to the rear. The elevations are formed from white render. To the east of the site is the Mill Pond.
- 1.2 The site lies within the Environment Agency's identified Flood Zones 2 and 3.

2 Planning History

None relevant

3 Proposal

- 3.1 Single-storey rear extension, insulate and re-render existing north elevation, replacement windows, new dwarf wall to north boundary treatment. The original application also included the conversion of the existing garage utility/store; however this has since been removed from the proposals and amended plans submitted retaining the existing garage.

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)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1 (Design & Heritage)
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed rear extension would feature a mono-pitch roof and would be subservient and in keeping with the character of the main property. It would be similar to other rear extensions already carried out along the terrace. The re-rendering of the north elevation would be an enhancement to the property and uplift its visual impact on this prominent corner site.

The replacement of part of the existing CBF with a new dwarf boundary wall would also be beneficial to the visual quality of the property and the corner site.

The windows are currently a mixture of aluminium and UPVc replacement all in white. The replacement windows are proposed to be white powder coated aluminium, in the same sash style as the existing. This would give a contemporary look to the property whilst retaining the uniformity of the terrace row.

Overall, the proposals would meet the test of Section 72 of the TCPA 1990 in that they would preserve and enhance the special qualities of the conservation area. The proposal would also accord with the relevant national and local planning policy and the Emsworth Neighbourhood Plan.

Conclusion

No objection

Councillor Julie Thain-Smith

No comment received

Councillor Lulu Bowerman

No comment received

Councillor R Kennett

No comment received

Chichester Harbour Conservancy

Summary Conclusion

The visual impact of the physical structure on the AONB protected national landscape should adhere to the adopted guidance which requires a clear demonstration that no harm is caused to the AONB. Taking the proposal as described, given the setting of the site and surrounds, the works are considered to have a modest, and sympathetic

visual impact on the site. Any external views would be limited due to on-site positioning, and therefore the works would not be unduly imposing or obtrusive to the public realm and the wider AONB protected national landscape.

CHC has no substantive objection to the submitted physical works / operational use. The proposal is not viewed as being demonstrably harmful to the natural beauty of the AONB environment and Chichester Harbour Conservancy surrounding supporting hinterland / buffer area. The external impact to the wider AONB protected landscape is limited and therefore generally acceptable to the AONB protected national landscape. The Chichester Harbour Conservancy raises no objection to the current submission.

Appropriate planning conditions to control the materials of construction and the finished appearance, and measures to limit light pollution within the Dark Skies protocol should be considered and applied by the LPA

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: 1

Statutory advertisement: 28/10/2022

Number of representations received: 0

Comment	Officer Comment
None 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 , conservation area and AONB
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Flood risk

(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 development management criteria. Being located within a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of

preserving or enhancing the character and appearance of that area.

(ii) Appropriateness of design and impact on the character of the area , conservation area and AONB .

- 7.3 This proposal comprises a single storey rear extension with dimensions of approximately 2.5 metres depth, 5 metres width and 2.8 metres height with a monopitched roof. Other alterations include the removal of the boundary fence to the north and replacement with a rendered dwarf wall; the re-rendering of the northern elevation wall and replacement windows. The garage conversion has been removed from the proposal due to subsequent lack of parking allocation on site. The extension would form a living space with bi-fold doors to the rear. Materials would include render. Render with slate coping is also proposed to the new wall.
- 7.4 The proposed extension is considered to be acceptable in terms of scale and appearance within the context of the host dwelling. Whilst the rear garden is not particularly deep approximately 10 metres depth could be achieved when taken from the far corner of the garden . The proposed changes to window fittings alongside the wall are also deemed to be acceptable changes within the streetscene.
- 7.5 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving or enhancing the character and appearance of that area. The Conservation Officer is satisfied that the works are small scale and sympathetic in terms of design and materials and would preserve and enhance the special qualities of the Conservation Area, meeting the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.6 The site is also located within the Chichester Harbour AONB. The Chichester Harbour Conservancy have been consulted on this proposal and uphold no objection. They do note their dark skies policy however the extension windows would be located at ground floor level directed away from the AONB and in a well lit area. For this reason it is felt it would not be necessary to impose a condition due to lack of significant impact.
- 7.7 Overall the design and appearance of the proposal is deemed sympathetic and appropriate to the host dwelling and context to the site, and would preserve the character of the Conservation Area and not have any adverse impact on the AONB. As such the proposal is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12 and CS16 of the HBLP (Core Strategy) and policy DM20 of the Allocations plan. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.8 To the south of the application site is the adjoining property, no 27 Bath Road. The extension would not project beyond the rear of no 27 and therefore no overshadowing impact has been identified.
- 7.9 To the north is no 22 Bath Road. The properties are separated by the road and no material harm would occur to the amenity of no 22 as a consequence of this proposal.
- 7.10 To the rear (south west) is no 5 Waters Edge Gardens. There is a large gap between the properties and the proposal would not impact the amenity of no 5.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7.12 The garage space has now been retained. As there are no new bedrooms proposed then the existing parking allocation is acceptable.

(v) Flood risk

7.13 The proposal relates to extensions to an existing dwelling located within Flood Zones 2 and 3. Flood risk measures have been set out within the submitted Design & Access Statement, which confirm that no change is proposed to the existing ground levels of the dwelling; the proposed ground floor level of the proposed extension is to match the existing ground floor level; and provide a series of mitigation measures for flood risk. The development is therefore considered to have appropriately taken flood risk into account, and will not increase the risk of flooding to occupiers, meeting the requirements of Policy CS15 of the HBLP (Core Strategy).

8 Conclusion

8.1 The scale, siting and design of the proposed development is modest relative to the host dwelling and would have limited and acceptable impact on the neighbours, character of area, Conservation Area and AONB, and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00966 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:

22102-02A Block Plan, Proposed Plans, Elevations & Sections
22102-01A Existing Site Plan, Plans, Elevations & Sections

Reason: - To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.