
Site Address:	50 Bath Road, Emsworth, PO10 7ER		
Proposal:	Single storey front and rear extensions with roof lights. External alterations incorporating the installation of windows and doors with internal remodelling		
Application Type:	Full Planning Permission		
Application No:	APP/22/00917	Expiry Date:	12/12/2022
Applicant:	Mr & Mrs Gawley		
Agent:	Miss Knight	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a substantial detached dwelling located at the southern end of Bath Road, on the western side. As such it does not have a direct waterside location but benefits from views of the Mill Pond across its own frontage. The property was significantly extended and refurbished in 2009 under ref 08/62345/009 following a long planning history of several refused schemes. It is now of contemporary external finish with large front gable with recessed balcony in the second floor apex, and smaller front gable with balcony at first floor over an integral garage. It is constructed of a mix of larchwood cladding, render and red brick with aluminium frame windows in grey. To the rear the site has a small flat roofed projection across the northern gable with balcony above.
- 1.2 The site is substantial, with large graveled frontage for the parking of several vehicles and rear garden of about 24m deep. The site boundaries are largely mature trees and hedges - some of the trees are covered by Tree Preservation Orders. The site lies within Emsworth Conservation Area.
- 1.3 The immediate character of the area comprises other substantial detached dwellings, of a mix of traditional and more contemporary style.
- 1.4 The site lies adjacent the Chichester Harbour Area of Outstanding Natural Beauty and SINC (Emsworth Mill Pond), and the site frontage falls within Flood Zones 2 and 3 whilst the whole site falls within the future flood zone.

2 Planning History

00/62345/001 - Fell a Cypress tree (TA) and a White Poplar tree (TF). Reduce in height to 5m Cypress trees (TB, TD and TE). Reduce a Horse Chestnut tree (TC) back to old wound points. (See attached map for location of all the trees)., RNO,13/12/2000

97/62345/000 - Notice of intention to fell Chestnut tree within Emsworth Conservation Area, WD,15/04/1997

07/62345/002 - Construction of 1No. two storey building containing 1No. 1 bedroom flat and 7No. 2 bedroom flats. Associated car parking and covered cycle/buggy store. Altered access to Bath Road., REF,21/03/2007

07/62345/003 - Conservation Area Consent for the demolition of dwelling house and felling of trees identified in the survey. , REF,21/03/2007

07/62345/004 - Notification of intention to fell a Purple Plum and 2No. Leyland Cypress all within the curtilage of 50 Bath Road within Emsworth Conservation Area. , REF,21/05/2007

07/62345/005 - Construction of 1No. three storey building containing 2No. one bedroom and 4No. two bedroom apartments with associated parking. Four of the units are age restricted. Works to trees subject to TPO 1884 (unconfirmed)., REF,07/09/2007

07/62345/006 - Conservation Area Consent for the demolition of existing house and felling of a Bay and Laurel tree and lopping of a Lawson Cypress all within Emsworth Conservation Area., REF,07/09/2007

08/62345/007 - Part-demolition and reconstruction providing 1No. 6 bed house., WD,02/09/2008

08/62345/008 - Alterations and extension to existing property., UNK,

08/62345/009 - Single and two storey additions, alterations and roof alterations to provide additional room in roof., PERM,19/01/2009

08/62345/010 - Conservation Area Consent for partial demolition of existing dwelling., PERM,19/01/2009

09/62345/011 - Discharge of Condition No/s 2 & 3 of Planning Permission

08/62345/009., PERM,26/05/2009

09/62345/012 - Discharge of Condition 2 of Planning Permission 08/62345/009., PERM,01/12/2009

GEN/10/00416 - DDD - Tree work, ,14/07/2010 11:31:50

APP/10/00880 - Crown reduce by 15% and reshape/formative prune 1No. Silver Birch tree. Crown reduce by 10% and reshape 1No. Copper Beech tree. Fell 1No. Leylandii tree. All subject to TPO 1884. , PERM,08/03/2011

APP/10/00883 - Crown thin by 10% and crown reduce (west crown) by 10% 1No. Hawthorne tree within Emsworth Conservation Area. , RNO,21/01/2011

APP/12/00030 - Reduce laterals by 0.5m of 1No. Cypress tree (T5) , subject to TPO 1884. , PERM,22/02/2012

APP/15/00810 - Reduce 1No. Cypress (T5) by 1.5m in height and reduce crown in southern sector to give 1m clearance from building; subject to TPO 1884., PERM,16/09/2015

APP/15/00813 - Crown reduce 1No. Hawthorn by 1m; crown reduce 1No. Magnolia by 1.5m; crown raise 1No. Ash over road to highway regulations; crown raise 1No. Apple by 1m. All within Conservation Area of Emsworth., RNO,28/08/2015

APP/17/00098 - Crown reduce in height by 2.5m, laterals by 0.5m 1No. Cypress, crown reduce in height by 2.5m 1No. Cypress, and crown reduce on south section by 2m 1No. Copper Beech. All subject to TPO 1884, within Conservation Area of Emsworth., PERM,02/03/2017

APP/18/00404 - Crown reduce 1No.Cypress tree height by 2m, reduce western sector by 1m, subject to TPO1881., PERM,31/05/2018

APP/19/00045 - Crown reduce 1No. Copper Beech tree (T1) by 2.5m overall and crown raise north sector 1No. Silver Birch (T3) to give ground clearance of 5.5m, subject to TPO 1884., PERM,26/02/2019

APP/19/00046 - Fell 5No. Elm trees and 1No. Leylandii tree, crown reduce 1No. Ash tree by 2.5m overall, crown reduce 1No. Hawthorn and 1No. Quince by 1.5m overall, within Conservation Area Emsworth., RNO,26/02/2019

APP/21/00351 - Crown reduce 1No. Cypress (T1 on plan) in height by 3m and laterals by 0.5m, to leave a crown height of 10m and lateral spread of 4m; crown reduce 1No. Copper Beech (T2 on plan) by 2m back to previous pruning points. Subject to TPO 1884 within conservation area of Emsworth., PERM,09/06/2021

3 Proposal

- 3.1 Single storey front and rear extensions with roof lights. External alterations incorporating the installation of windows and doors with internal remodelling
- 3.2 The proposed front extension would bring forward the currently recessed entrance to align with the forward projecting integral garage; and the rear extension would add about 3.7m to the width of the existing rear projection (depth would remain the same). Both additions would be flat roofed and contemporary in style with aluminium 'parapet' detaining to match existing. Other alterations include removing the existing rear balcony and changing the existing first floor opening doors for a box bay window. As a result of some internal alterations some ground floor openings are also changing on the side elevations.

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Arboriculturalist
None received

Chichester Harbour Conservancy

NO OBJECTION WITH CONDITIONS

The scale of the works to the building would be visually noticeable within the site and to the immediate surroundings. There would not be a noticeable change or dominant visual impact to the wider environment of the AONB protected national landscape area.

The proposal would involve an increase in ground floor area footprint. This would approximate to a 13% increase overall. This is within the percentage allowance figure. The proposal would not increase the front/rear north/south elevation envelope silhouette or the side east/west elevation envelope silhouette due to the existing building configuration. The silhouette calculations would fall within the guidance allowance;

The character and atmosphere / ambiance of the AONB locality is unlikely to be altered substantially by this proposal. Internal and external illumination sources are unlikely to be an issue subject to being in full compliance with glazing screening / window blind / light fitment cowling criteria, and arguably would be lost amongst the light illumination generated from this site and surrounds;

The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection;

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

Conservation Officer

Background

The site comprises a large, detached house, set back from Bath Road, with an area of hardstanding to the front for parking. The property is contemporary in its appearance using horizontal wood cladding, painted render and aluminium windows. The property fronts onto Bath Road and sits within the Emsworth Conservation Area boundary.

When assessing the proposal, the following legislation and policy context is taken in consideration:

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.

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy

Policy CS16 (1a) of the Core Strategy

Policy DM20 of the Allocations Plan

The Emsworth Neighbourhood Plan has now been adopted and has relevant policies which are applicable to this application:

Policy H1 – Design and Heritage

Policy H2 – Heritage Appraisals

Officer Response:

The proposed works are relatively small in scale and relate to small infill extensions. These modifications are sympathetic to the character of the existing property in terms of design and materials.

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.

Conclusion

No objection

Southern Water

formal application for any new connection to the public foul sewer required;
initial investigation indicate no public surface water sewers in the area to serve the development & alternative means of draining surface water are required - should not discharge to public foul sewer but should follow hierarchy of H3 Building Regs;
if any sewer found during construction works must be investigated.

Officer Note

Informative can be added

Engineering/Drainage

None received

Environment Agency

None received

Property Services Manager

None received

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: 5

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) Impact on trees

- (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 The proposed alterations to the front elevation are modest - the recessed entrance would be brought forward to align with the garage, and be constructed to match the brickwork and contemporary detailing of the dwelling. Given the dwelling is set back from the highway by about 20m then this would have no overbearing impact and would be visually appropriate to the character of the host dwelling. The rear extension and other alterations would be in keeping with the style and character of the building and would not be readily visible from the public realm.
- 7.4 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 TCPA 1990.
- 7.5 Chichester Harbour Conservancy have also raised no objection to the development, subject to appropriate planning conditions to control the materials of construction, the finished appearance, and measures to limit light pollution within the Dark Skies protocol. A condition can be imposed to require materials to match but with respect to measures to limit light pollution, given the site's context within a built up, street lit area, then the additional light pollution arising from these modest changes would be insignificant and unnecessary to condition.
- 7.6 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) Impact upon residential amenity

- 7.7 The removal of the rear first floor balcony would arguably improve neighbouring amenity and the modest single storey additions are contained within the site, away from the shared boundaries, and would have no adverse impact on neighbouring amenity. It is therefore considered that the proposal would 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 that no letters of representation were received with respect to the scheme.

(iv) Impact on trees

- 7.8 A tree protection plan has been provided which demonstrates that the areas of work are beyond the RPA of any trees on the site. In particular there would be no alteration to ground levels under the TPO'd beech tree at the front of the site. Some protective fencing for the trees on the northern boundary closest to the rear extension are proposed, although these trees are not TPO'd, ensuring they would not be damaged during construction works.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00917 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:

Design, Access & Heritage Statement by Helyer Davies Architects Ltd
Proposed Plans, Sections & Elevations - Drawing Number 22019-02 Rev B
Tree Protection Plan - Drawing Number 22019-03

Reason: To ensure provision of a satisfactory development.

- 3 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.

- 4 The hereby approved Tree Protection Plan, Drawing Number 22019-03, shall be fully implemented in accordance with the plan, and the fencing provided for the duration of construction works.

Reason: To safeguard the continued health and presence of existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.