
Site Address:	41 Bath Road, Emsworth, PO10 7ER		
Proposal:	Demolition of existing garage and erection of new garage		
Application Type:	Full Planning Permission		
Application No:	APP/22/00452	Expiry Date:	25/07/2022
Applicant:	Mr & Mrs Thomson		
Agent:	Mr C Clements	Case Officer:	Joseph Toole
	Downland Design Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

41 Bath Road, Emsworth, is a detached bungalow located to the west side of Bath Road. The property comprises of a brick plinth with white render and concrete roof tiles. Vehicular access is from a private access road with parking to the rear.

The property is located within a residential area with surrounding properties differing in style and design.

The front of the application site is within Flood Zones 2/3 and within Emsworth Conservation Area.

2 Planning History

No relevant planning history.

3 Proposal

The proposed development would involve the demolition of the existing garage and the erection of a new garage. The proposed outbuilding would be used as a garage and storage with a width of approximately 7.9 metres, a depth of approximately 6.7 metres with a flat roof having a height of approximately 3.3 metres.

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)
------	-------------------

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

Chichester Harbour Conservancy

The Chichester Harbour Conservancy raises no objection to the current submission. Appropriate planning conditions to control the materials of construction and the finished appearance should be considered and applied by the LPA.

Conservation Officer

The proposed garage would be located at the rear of the garden in a similar position to the existing structure. It would be of a modern appearance and constructed from brick which would match the existing dwelling.

It is considered that the proposed development would not harm the special character of the conservation area and would meet the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

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: 9

Number of site notices: 1

Statutory advertisement: 03/06/2022

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) Appropriateness of design and impact on the character of the conservation area
- (iii) Effect on neighbouring properties
- (iv) 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.

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

7.3 The proposed garage would have facing brickwork and a flat roof in grey GRP. This is considered to be inkeeping with the main dwellinghouse.

7.4 The proposed garage would be located to the rear of the property not visible from the street scene. There is a number of garages/outbuildings within the cul de sac varying in sizes. Due to the size and position of the proposed outbuilding it is considered to be inkeeping with the character of the area and conservation area and meets the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Council's Conservation Officer commented on the application raising no objection. The Chichester Harbour Conservancy commented on the application raising no objection recommending appropriate planning conditions to control the materials of construction and the finished appearance. As the proposed garage would have brickwork to match part of the main dwellinghouse it is not considered necessary to request materials prior to commencement. A condition regarding the materials to match those outlined within the application has been added to the decision.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16, CS11 of the HBLP (Core Strategy), DM20 of the HBLP (Allocations) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 To the south side (front) there would be a garage door and door within the proposed outbuilding. It would face onto the driveway and as a result not cause any form of harmful overlooking.

7.7 To the east side there would be a door within the proposed outbuilding facing out onto the rear garden and as a result not cause any form of harmful overlooking.

7.8 On the north side the proposed outbuilding would go along the shared boundary with No.40 Bath Road. Due to its flat roof design and position within the garden it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.

- 7.9 On the west side the proposed outbuilding would go along the shared boundary with No.42 Bath Road. Due to its flat roof design and position within the garden it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.10 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), DM20 of the HBLP (Allocations) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.11 As the proposed development would not be within a Flood Zone it is not considered to have an adverse impact on flood risk.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the conservation area and neighbours 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/22/00452

- 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:

Layout Plan - 01.1
Block Location Plan - 02.1
Proposed Ground Floor Plan - 02.3
Proposed Parking - 02.4
Proposed Roof Plan - 02.7
Proposed Elevations - 03.1
Section - 04.1
Section 02 - 04.2
Design and Access Statement

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.