
Site Address: 77 Horndean Road, Emsworth, PO10 7PU
Proposal: Reserved Matters Application for two storey rear extension to provide 14No. ensuite bedrooms and single storey extension to provide dining room, with associated parking; relating to appearance and landscaping.
Application No: APP/13/00885 Expiry Date: 06/11/2013
Applicant: Mr Sahota Team: Team 2
 Jingles Hotel
Agent: Mr Douglas Case Officer: Rachael McMurray
 Jeffrey Douglas Chartered
 Architect
Ward: Emsworth

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

1 Site Description

- 1.1 The site comprises the Jingles Hotel which occupies a prominent location along Horndean Road on the northern side of Emsworth. It represents the first property on the more westerly side of the road when travelling southwards. The neighbouring land is agricultural to the north and west which forms part of the "open" gap between Havant and Emsworth.
- 1.2 The flank wall of the property and north western part of the site is highly visible with extended views enhanced by the open adjacent fields, although a hedge has been planted along the field boundary. At the rear of the site is a landscaped/grassed garden which includes boundary vegetation to the boundary with No 75.
- 1.3 Car parking has been set out to the side and front of the hotel on a gravel area, part of which was formerly part of the agricultural field, pursuant to Planning Permission 04/69427/000.
- 1.4 No. 75 towards the south is a residential property with garden at the rear, typical of the adjoining residential properties in this locality.
- 1.5 The locality comprises a pleasant, fairly low density residential area with open aspect at the rear and overlooking the open fields. Although extended views of the site are tempered by some vegetation and hedgerows the existing flank wall of the hotel provides quite a striking feature at the rural edge seen from Horndean Road.
- 1.6 Protected trees the subject of TPOs lie at the front of the site providing an important natural feature to the streetscene.

2 Planning History

APP/10/00612

Outline application for rear two storey extension to provide 14no. en-suite bedrooms and single storey extension to provide dining room with associated parking.
Permission granted by the Planning Committee.

07/50509/004

On 08/08/07 planning permission was refused for the construction of a day nursery for 50 children within the grounds of the hotel with associated parking. The grounds of refusal related to overdevelopment and over intensive use of the site; inadequate and convoluted parking arrangements; undesirable form of backland development and harmful effect upon character and appearance of the countryside.

06/50509/002

On 19/04/06 retrospective planning permission was approved for a single storey extension to provide 3 additional guest bedrooms.

04/69427/000

On 15/10/04 a change of use application was granted for land to the north west of the site to car park and garden. __

3 Proposal

Reserved Matters Application for two rear extension to provide 14No. en suite bedrooms and single storey extension to provide dining room, with associated parking; relating to appearance and landscaping.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS5	(Tourism)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM3	(Protection of Existing Employment and Tourism Sites)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health:
No response provided.

Tourism Manager:
No objections

Arboriculturalist:
Comments given by the Tree Officer in the outline application were as follows:

'In the absence of any current arboricultural detailing to advise to the contrary I have to assume that the proposals could be detrimental to TPO'd trees. The applicant needs to demonstrate, using named sources of professional provenance, how he intends to carry out the works without damaging these protected trees or altering

their long term viability. Objection is therefore raised'.

As such, the following condition was added the outline planning permission:

'No development including site clearance shall commence on the site until a method statement in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations has been submitted to and approved in writing by the Local Planning Authority to include the following details:

- i) Identification of the root protection area (RPA) for each of the trees, including but not exclusively those which are subject to Tree Preservation Orders, and
- ii) Protective fencing to be erected to protect the trees during site clearance and development works, and
- iii) Details of services and drainage to be constructed or altered within the RPA, and
- iv) Working methods and arrangements for supervision to ensure that none of the trees, including their roots, are damaged during clearance and development works.

No clearance or development works shall commence until a pre-commencement meeting with the Council's arboriculturist has taken place and no storage shall take place within the areas contained by protective fencing nor shall any groundworks or excavation take place within these areas without the prior written approval of the Local Planning Authority.

Reason: To ensure that the trees are adequately protected from damage to health and stability throughout the clearance and development period in the interests of amenity and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework 2012'.

(and)

'No development hereby permitted nor any related site clearance shall commence until a specification of measures to be undertaken to prevent damage to all existing hedgerows including protective fencing in accordance with BS 1722 Part 4 has been submitted to and approved in writing by the Local Planning Authority. All measures forming part of such approved specification shall be undertaken and fully adhered to at all times during which such implementation is in progress. Any such tree or hedgerow which is nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than 1.5 metres in height when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012'.

It is considered that these comments and conditions still apply with regards to the reserved matters.

Development Engineer:

No objections subject to parking and turning being laid out as per the proposed plan.

Landscape Team:

The tree planting shown along the car park boundary is agreed as a minimum

required to reduce the visual impact of the extension to the hotel.

Building Control:
No objections

Southern Water:
The following informative should be attached to any consent:
'A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water for further advice'.

County Ecologist:
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: 4

Number of site notices:1

Statutory advertisement: Not applicable.

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 and promotion of tourism
- (ii) Appropriateness of the design
- (iii) Landscaping

(i) Principle of development and promotion of tourism

7.2 The Jingles Hotel building lies within but on the northern extremity of the settlement boundary of Emsworth, and comprises a property that has been extended at various stages over time to create a large building. The existing size and form of the building presents a dominating flank elevation in its current form, and is arguably at odds with the prevailing character of properties in the road. The Jingles Hotel provides an important contribution to the provision of bed spaces for local tourism and economic development opportunities. The application has the support of the Councils Economic Development Officer.

7.3 The outline planning permission APP/10/00612 gave approval for access, layout and scale. Proposed elevations were submitted as part of the outline application however, this reserved matters application is to seek approval for the appearance of the

extension and the associated landscaping.

- 7.4 Policy CS5 acknowledge the benefits that holiday accommodation and hotel bed spaces can bring to tourism in the area, and the knock on effect of economic growth to related businesses. The principle of the extension and increase in bed spaces has already been approved in the outline approval.
- 7.5 Whilst this should attract significant weight, this should not be at the expense of wider planning considerations. The site is not in the centre of the town, closest to facilities and is therefore not in such a sustainable location as some more centrally located. The property has been extended in the past both in terms of projecting significantly rearward into the plot and land take encroaching into the agricultural field to provide additional car parking. The additional car parking proposed as part of this application will further encroach into the “open land” by projecting almost the full depth of the plot at the rear adjacent to the new extension

(ii) Appropriateness of the design

- 7.6 The proposed footprint of the extension is identical to that suggested at outline stage. It would extend out to a depth of 27m past the existing building line and also extend southwards of the existing building by 9m, leaving a gap of 2m to the boundary with No.75. The appropriateness of the layout was considered to be acceptable at the outline stage.
- 7.7 Elevations were provided at the outline application stage however, design and appearance were not matters being applied for at that stage. However, the elevations remain almost identical other than the covering over of an external walkway, the purpose of which is to access the ground floor bedrooms. This results in a slight raise in the ridge height of the rear section of the extension to match that of the dining room. Internally the extension would comprise a new dining room and 14no. new rooms arranged over two floors. The dining room would have a glazed section along the ridge to allow for increased internal light. The north west elevation would include 5no. pitched roof dormer windows and a dual pitch gable section. The south east elevation would include 4no. windows to serve the dining room, 6no. windows to serve the internal walkway and 6no. roof lights to serve the internal walkway at first floor.
- 7.8 It is considered that the design of the extension would relate well to the main building in terms of its proportions, structural roof outline and building lines. Furthermore, it would intergrate well as it would be fairly subservient in terms of height and also proposes to use materials which would match those on the existing building.

(iii). Impact on the neighbouring properties

- 7.9 The main neighbour to be potentially affected by the proposal would be No. 75. In terms of the depth and layout of the extension, this was accepted at outline stage. However, the appearance i.e location of windows etc are being considered as part of this application. The south east elevation includes 4no. windows on this elevation which would serve the dining room. It is considered that as these are not doors and could be opened fully, then emitting noise levels would be restricted to some degree. There would be no overlooking from this elevation as the only other windows would be those which would serve the internal walkways to the bedrooms. There would be an external fire staircase located at the rear of the extension however, this would only be used in emergencies and would therefore not provide a permanent area which could

provide an outlook over the garden of No. 75.

(iv) Landscaping .

7.10 The layout of landscaping on the site is also being applied for in this reserved matters application. The plan provided shows some new tree planting along the north west boundary. The Council's Landscape Officer has been consulted and has advised that this is agreed as a minimum required to reduce the visual impact of the extension to the hotel. A detailed landscaping scheme is still yet to be submitted and this is a requirement via a planning condition on the outline planning permission.

8 Conclusion

Matters relating to appearance and landscaping are considered to be acceptable and the application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/13/00885 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed block and location plan - DNo. 2908/201
Proposed site plan - DNo. 2908/202
Proposed ground and first floor plans - DNo. 2908/203
Proposed elevations and sections - DNo. 2908/204
Topographic land survey - DNo. 13009
Schedule of materials - August 2013

Reason: - To ensure provision of a satisfactory development.

- 2 The roof light windows which would serve the access corridor to the first floor bedrooms within the south east elevation of the extension on approved Drawing No. 2908/204 shall have a minimum cill height of 1.75m above finished floor level.

Reason: To protect the amenities of adjoining residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.