
Site Address:	51 Bath Road, Emsworth, PO10 7ES		
Proposal:	Proposed porch and alterations to existing garage including garage door replaced with window		
Application No:	APP/21/01038	Expiry Date:	30/11/2021
Applicant:	Mr & Mrs Clode		
Agent:	Helyer Davies Architects	Case Officer:	Joseph Toole
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

51 Bath Road, Emsworth, is located to the west side of Bath Road. The application site is a two storey detached property comprising a combination of brick, painted render, cladding and clay hanging tiles with a clay tiled and slate roofs.

The property is located within Emsworth Conservation Area with surrounding buildings are mostly residential with a small number of commercial properties including the Emsworth Sailing Club.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

92/57246/000 - Notification of intention to fell Cypress in conservation area, DELG,
07/57246/001 - Conservatory to south and west elevations, balcony to master bedroom continuing above conservatory. Dormer window to north elevation. Single storey extension to east elevation. , PERM,30/04/2007
07/57246/002 - New conservatory and extension. Loft conversion. Balcony to master bedroom., UNK,
08/57246/003 - Notification of intention to prune an Oak tree by 20% within the curtilage of 51 Bath Road within Emsworth Conservation Area., NPW,24/07/2008
08/57246/004 - Conservatory to south and west elevations, balcony to master bedroom continuing above conservatory and single storey extension to east (retrospective). Dormer window to north (increased in size from that previously approved under 07/57246/000)., PERM,10/11/2008
08/57246/005 - Discharge of Condition No. 2 of Planning Permission 07/57246/001., PERM,15/10/2008
APP/10/00708 - Crown reduce (southern sector) by 20% 1No. Oak tree subject to TPO 1926., PERM,30/11/2010
APP/16/00078 - Fell 1No. Silver Birch within Conservation Area of Emsworth., RNO,01/03/2016
APP/17/00994 - Crown reduce south-east and west sectors of 1No. Oak by 2.5m. Within Conservation Area of Emsworth., RNO,23/10/2017
APP/18/00144 - Fell 1No.Strawberry Tree within Conservation Area of Emsworth., RNO,09/03/2018
APP/20/00986 - 1No.Oak crown reduce by 2m overall to previous pruning points, within Conservation Area of Emsworth., RNO,11/12/2020

3 Proposal

Proposed porch and alterations to existing garage including garage door replaced with window

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

Conservation Officer

The site is located within the Emsworth Conservation Area, close to the corner with Creek Road, overlooking the Mill Pond.

Proposal

Proposed porch and alterations to existing garage including garage door replaced with window

Legislative and Context

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.

Assessment

The proposed design is considered to be well suited to the character of the main house and matching materials are proposed.

Overall, it is considered that the proposal would meet the test of the Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

Conclusion

No Objection.

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Chichester Harbour Conservancy

Given the backdrop and setting of the built-up area, the works to the street scene would be noticeable but not imposing. The relatively small scale of the proposed works would have a visual impact within the site, but only a minimal visual appearance within the local area. In this setting the proposal is considered to have little significant visual impact on the AONB protected national landscape or be demonstrably harmful to the natural beauty of the AONB environment and surrounding supporting hinterland / buffer area.

The Chichester Harbour Conservancy raises no objection to the current submission. 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 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: 5

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 15/10/2021

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 area
- (iii) Effect on neighbouring properties

(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 area

7.3 The proposed porch would provide a covered entrance space to the front door of the property. The proposed porch would connect on the existing property at the corner of the front door and existing garage. It would have a width of approximately 3.2 metres, a depth of approximately 2.4 metres and a flat roof with a maximum height of approximately 2.5 metres. The proposal also includes changing the existing garage into a utility room. This would involve removing the garage door and replacing it with a window.

7.4 The proposed porch would be designed to match the recently built car port. The proposed porch would be formed of a steel frame clad in timber and the roof is to be finished in single ply. The alterations to the proposed utility room would be constructed to match the existing property. The Council's Conservation Officer commented on the application raising no objections. Furthermore, the Chichester Harbour Conservancy commented on the application raising no objections. Therefore these works are considered to be inkeeping with the context of the main dwellinghouse and character of the conservation area.

7.5 The proposed works would be visible from the street scene. The proposed porch is considered to be of a reasonable scale and due to its design and modest size it is considered to sympathetically minimise the impact on the conservation area and the surrounding properties.

7.6 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 of the HBLP (Core Strategy) 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

7.7 Within the proposed utility room there would be a new window facing out onto the front driveway. This is not considered to cause any form of direct overlooking to any of the neighbouring properties. Furthermore, due to the nature of the proposed works it is not considered to appear overbearing or result in the harmful loss to any neighbouring property.

- 7.8 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

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/21/01038

- 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:

Location Plan, Existing Plans - 21173-01
Proposed Plans - 21173-02 REV *
Design and Access Statement

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.