

Recommendation: GRANT PLANNING PERMISSION IN RETROSPECT

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comment

Councillor Gary Robinson

No comment

Councillor Mark Inkster

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
This area looks considerably better than it ever has, and the fencing and planting is a great idea to allow use as a seating area for the proposed cafe. I hope HBC can support this enterprise, as many members of the community are looking forward to using the cafe and seating area when it opens.	Noted.

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.2 The proposed fencing would be located around the north and west perimeters of the site to enclose off the outside seating area which forms part of the cafe. The metal fencing had foliage growing up it from the inside when seen from a visit to the site. There is a low brick wall also in place - the height of this is measured from the highest ground level and at this level the wall is below 1 metres and therefore does not require planning permission. Whilst it would remove some of the previously open aspect of the street on the approach from Belmont Grove, the addition of the shrubbery is considered to be a positive addition and the proposed boundary treatment is not considered harmful to the appearance of the area

7.3 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). 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

7.4 The proposed fencing is not judged to result in any harmful impact to neighbour amenity.

7.5 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.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/01082 subject to the following conditions

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

Existing and proposed elevations uploaded on the 13.10.2021

Location plan uploaded on the 13.10.2021

Proposed floor plan uploaded on the 13.10.2021

Reason: To ensure provision of a satisfactory development.