
Site Address:	Driftwood Cafe 44 High Street, Emsworth, PO10 7AW		
Proposal:	Single storey rear extension and timber shed storage.		
Application No:	APP/21/00426	Expiry Date:	12/07/2021
Applicant:	Mr & Mrs Wright		
Agent:	Mr Wild	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to Driftwood Cafe which occupies the ground floor and rear paved garden which used for outdoor seating, of 44 High Street, Emsworth. The site operates as a cafe, a previous A3 use, now an E use, which was granted planning permission on appeal in 1991. The building has a white painted single storey pitched roof rear projection abutting the north-western boundary, with smaller flat roofed white painted timber outbuilding attached to the rear. These elements are used by staff as stores etc in connection with the cafe.
- 1.2 The cafe garden is enclosed with traditional high brick walls and there is a magnolia tree close to the single storey projection that the outside seats are arranged around. To the rear of the garden is a contemporary enclosed seating area permitted retrospectively under APP/18/00721. Beyond this outbuilding is a shed used as an office, and small graveled parking area with a rear vehicular access taken off Pelham Terrace via a private garage court.
- 1.3 The site is located on the north-eastern side of High Street, within the defined Emsworth District Centre but beyond any primary or secondary shopping area. The site is also situated within the Emsworth Conservation Area, with many Grade II Listed Buildings located within the immediate locality, and within the Chichester Harbour AONB.
- 1.4 The site is within the district centre and therefore the street frontage is in a relatively mixed use area, although it is predominantly residential uses and curtilages that surround the rear garden. The site is level but it is noticeable that the gardens of the properties in Queen Street that abut the south-eastern boundary, are at a higher level.

2 Planning History

90/55604 - Change of use of ground floor from retail shop to cafe/coffee lounge and erection of covered way to rear. Refused 22/01/1991

Allowed on Appeal May 1991 - but no hours conditions imposed

APP/18/00721 - Retention of enclosed seating area and outbuilding for office use., PERM, 18/06/2019

APP/19/01082 - Erection of CCTV and wood pellet burner flue to the rear seating area 'pod' (Retrospective)., PERM, 19/02/2020

APP/20/00769 - Variation of Condition 2 of Planning permission APP/18/00721

relating to amendment of opening hours of approved enclosed seating area to allow customer or business use between the hours of 09:00 and 22:00 hours daily.,
REF,22/10/2020

3 Proposal

- 3.1 Single storey rear extension and timber shed storage.
- 3.2 It is proposed to add a 0.4m addition and "square-off" the existing flat roofed outbuilding attached at the rear of the premises. This would continue to have a flat roof and be constructed of timber cladding as per the existing outbuilding. It is also proposed to erect a second timber shed at the rear of the site, adjacent the existing one of same dimensions and materials. Both extensions would be used for additional storage for staff purposes, not customer access. During the course of determining this application amended plans have been received omitting a side door in the attached store, the use of which would have conflicted with the tree.

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)
CS4	()
DM5	(Control of Class A3, A4 and A5 Food, Drink and Entertainment Uses)
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)
AL3	(Town, District and Local Centres)

Submission Version Havant Local Plan

E22	(Amenity and pollution)
E5	(Chichester Harbour Area of Outstanding Natural Beauty)
C4*	(Emsworth District Centre)
C8*	(Food, drink and entertainment uses)
E13	(Historic environment and heritage asset)
E18	(Trees, hedgerows and woodland)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_C2	(Retail, High Street & Food/Drink Uses)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Arboriculturalist (following receipt of amended plans)

Providing the work is carried out in accordance with the submitted Tree Statement I have no objection to the proposal.

Chichester Harbour Conservancy

None received

Conservation Officer

None received

Historic England

On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions

Natural England

NO OBJECTION

This proposal site is within proximity of Solent Maritime SAC, Chichester and Langstone Harbours SPA/Ramsar and all underpinning SSSIs but does not involve a net increase in overnight residential accommodation. Natural England has not identified any significant risks to designated sites from this proposal. Based on the plans submitted, Natural England considers that the proposed development will not damage or destroy the interest features for which the site has been notified and has no objection.

We consider that environmental risks during construction can be managed through best practice measures. Such measures can be outlined in a Construction Environment Management Plan (CEMP), produced prior to start of the works and submitted and approved in writing by your authority. You may wish to consider securing a CEMP through an appropriate planning condition or obligation.

Chichester Harbour AONB

The proposed development is for a site within a nationally designated landscape namely Chichester Harbour AONB. Natural England advises that the planning authority uses national and local policies, together with local landscape expertise and information to determine the proposal.

Officer Note

The small scale of the proposal within a built up and enclosed garden area is not considered to warrant a CEMP condition.

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: 26

Number of site notices: Not applicable.

Statutory advertisement: 21/05/2021

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) Impact upon the character and appearance of the area, AONB, Listed Buildings and Conservation Area
- (iii) Impact upon residential amenity
- (iv) Effect on tree

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The site lies within a Conservation Area and is also adjacent Listed Buildings in Queen Street (numbers 4, 6, 10 and 12). Therefore Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant to the determination of this application requiring special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest, as well as the desirability of preserving or enhancing the character or appearance of a conservation area.

(ii) Impact upon the character and appearance of the area, AONB, Listed Buildings and Conservation Area

7.3 The replacement outbuilding, as a slightly larger attached store, is located within the enclosed rear garden of Driftwood cafe. As such there are no wider public views of the proposed extension which can only be seen by customers from within the cafe garden. Similarly the additional shed to the rear is screened from public views by virtue of its siting. The proposed extension is considered to still be modest in scale and would not further dominate the more original pitched roof extension. Accordingly the structures are not considered to cause any detrimental harm to the character of Emsworth town centre, the AONB, and would continue to preserve the character of the Conservation Area. Overall the structures are not considered harmful to the setting of nearby Listed Buildings or the character of the wider area.

(iii) Impact upon residential amenity

7.4 The store extension would not change in profile where it abuts the shared rear boundary and as such no change would be perceived from the neighbouring garden to the north-west. The store would be for staff use only and not result in an intensification of use and customers. The shed to the rear is also for staff use only and the separation to the garden boundaries of 8 and 10 Queen street is such that any additional activity by staff would be unlikely to have any adverse impact on the amenity of these neighbours.

7.5 Overall the proposal is considered to have limited impact on neighbouring amenity, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Effect on tree

- 7.6 The "squared off" outbuilding would be close to the magnolia tree. The tree provides shade and character for customers in the garden and the applicant wants to retain it. However the original layout included a side door and its use would have conflicted with the tree. Amended plans have been received omitting the external door with access to the store taken internally instead. The structure would be a lightweight store with minimal ground excavation required - a single corner post to support the elevations and no traditional foundations. On this basis the Arboricultural officer raises no objection.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the visual appearance of the site and its context within the Conservation Area and AONB and on neighbours amenity, 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/21/00426

(A) 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:

Location/Block/Existing and Proposed Plans Drawing number 21065-01 RevB
Tree Statement on Council's website dated 17 May 2021

Design & Access Statement by hd architects dated April 2021

Heritage Statement by hd architects dated April 2021

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 and shed so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policies CS11, CS16 of the Havant Borough Local Plan (Core Strategy) 2011; policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 4 The hereby approved store extension shall be undertaken in strict accordance

with the method in the Tree Statement by hd architects dated May 2021.

Reason: To protect the health and longevity of the adjacent tree, in the interests of the amenities of the site and area and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011; and the National Planning Policy Framework.