
Site Address:	10-12 High Street, Emsworth		
Proposal:	Installation of a new shop front, installation of 2No. air conditioning units and erection of 2No. satellite dishes.		
Application No:	APP/16/00300	Expiry Date:	26/07/2016
Applicant:	Coral Racing Ltd		
Agent:	Mr Hickey	Case Officer:	Daphney Haywood
	Crickmay Chartered Surveyors		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises the ground floor unit of No. 10-12 High Street, which is located within Emsworth Town Centre, the designated Emsworth Conservation Area and Chichester Harbour Area of Outstanding Natural Beauty. The site also forms part of a primary shopping frontage within the town centre. It forms the ground floor unit of a three-storey building with residential flats on the upper floor. The application site sits in between the Crown Hotel, a Grade II listed building and another more modern building comprising commercial units on the ground floor with residential apartments above.
- 1.2 The unit was previously occupied by Barclays Bank but has now been subdivided and the application site includes 74 m2 of floor space. The other larger subdivided unit is the subject of a recent planning permission for change of use to coffee shop. At the rear of the building is a service yard which is accessed via Spring Gardens. This service yard provides access to the residential flats above the commercial units and also to the under croft parking of properties in Oyster Mews.

2 Planning History

99/50723/004 - 2 no. air conditioning units to east elevation at first floor level, REF,27/05/1999
99/50723/005 - Internally illuminated fascia sign and internally illuminated projecting globe sign to front (west) elevation, WD,07/10/1999
99/50723/006 - Installation of replacement ATM in south west elevation to allow for disabled persons use, PERM,11/11/1999
99/50723/007 - Internally illuminated fascia sign to cash dispensing machine on front elevation, PERM,20/12/1999
03/50723/008 - Alterations to existing front elevation to allow for a level access into building, removal of handrails and relocation of ATM on front elevation., PERM,28/01/2004
05/50723/009 - Siting of external air conditioning units on the existing flat roof at the rear of the premises., REF,10/03/2006
06/50723/010 - Installation of 2No. externally mounted air conditioning units and acoustic screen. , PERM,29/08/2006
GEN/14/01041 - Replacement windows., ,03/11/2014 15:01:35
GEN/14/01042 - Replacement windows., UNK,
APP/15/01084 - Replacement of all wooden painted window frames to black/brown

upvc on like for like basis of style and size. This is for the flats only not shop fronts.
(Resubmission.), DEL,
APP/15/01397 - Change of use from vacant class A2 unit to mixed class A1/A3 coffee shop., PERM,09/03/2016
APP/15/01398 - Display of 1No. fascia sign and 1No. projecting sign externally illuminated by downlighters., PERM,09/03/2016

APP/16/00089 - Change of use from Class A2 (Financial & Professional Services) to Sui Generis (Betting Shop)., PERM,21/03/2016
APP/16/00302 - Installation of 1No. non-illuminated fascia sign and 1No. externally illuminated projecting sign., ,

3 Proposal

Installation of a new shop front, installation of 2No. air conditioning units and erection of 2No. satellite dishes. The application has been amended to include within the red area the overhang for the air conditioning units and a new certificate issued.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM10	(Pollution)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
DM21	(Shopfronts, Signs, Security Shutters and Advertisements)
AL3	(Town, District and Local Centres)

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

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

no comments provided on shop front/air conditioning units)

Natural England Government Team No comments to make. Chichester Harbour Conservancy should be consulted

Conservation Officer

This application relates to the former Barclays Bank premises. By way of background the premises has planning permission to be split into units one which will be used by Costa Coffee and the other as shown in this application by Coral.

The proposed shop front relates poorly to the street façade on which they are to be placed. It does not follow the model that has been agreed for the adjoining unit (Costa Coffee) and as such does not sit comfortably on the building. I would recommend the

following amendments to the scheme:

- The curvature top to the shop front should be retained and the stallriser removed from the scheme.
- A simpler glazing solution should also be included and a change to the doors design with a curved glazed solution.
- Font of letter to sign reduced to fit better within fascia board. There is often a misconception that the larger and bolder the sign, the more effective it is. The applicant's start with an advantage as the corporate brand, light lettering on a dark background is more distinctive and readable.
- A more decorative approach taken to the hanging sign (see Coast Coffee scheme APP/15/01398)

This building is architecturally unremarkable, but greater sensitivity is required which takes account of the building's context within the historic town centre.

The air conditioning units and the satellite would not be visible from any public vistas and as such would not have an adverse impact on the character of the conservation area.

Amended Plans

Having reviewed the amended details I can confirm that I now have no objection to the proposal.

Environmental Health

No information on noise in relation to the air conditioning units and deliveries. Object , but should permission be granted conditions requested.

(Officers note - 2 of the conditions relate to waste and lighting which are outside the remit of the current planning application. The third relates to noise from the air conditioning units which would be relevant and is proposed as part of the recommendation.)

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: 19

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

I initially object to two further air conditioning units positioned directly underneath my property windows due to

- a) gaining access to my parking space
- b) increased noise pollution during operation

I would ask that an onsite visit is made with myself to show the detrimental effect this will have on my property and my neighbours.

With regard to the satellite dishes it depends on where they will be located.

Comment:

Access to the parking space is not restricted by the air conditioning units, but by the bins to another property. A site meeting has been held with the objectors to establish the location of the satellite dishes and to discuss the potential noise from the air conditioning units. Environmental Health have been consulted and are satisfied that potential noise nuisance can be addressed by a condition requiring measures to mitigate noise nuisance and a condition in this respect is recommended.

7 Planning Considerations

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 streetscene and Conservation 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 streetscene and Conservation Area

S72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The plans have been amended to provide a more acceptable design for the shopfront and the details are now considered to be appropriate for the site and Conservation Area location.

In respect to the satellite dishes these would be located in a valley between roof slopes and would not be intrusive. The air conditioning units would be located in the rear service yard and would not be visibly intrusive.

(iii) Impact upon residential amenity

The main impact relates to emission from the air conditioning units on the properties that adjoin the rear service yard. The Environmental Health officer has been consulted and advises that there is potential for the units to cause nuisance from noise and vibration and requested a condition requiring further information including mitigation to address this matter.

8 Conclusion

Subject to an appropriate condition requiring further details of the equipment and noise mitigation for the air conditioning units the proposal is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/16/00300 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 Compulsary Purchase Act 2004.

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

Site and block plan dwg COR1822/SP01C

Existing plans dwg COR1822/AS01C

Proposed front elevation and signage dwg COR1822/AB03A

Proposed plan, roof plan and front elevation dwg COR1822/AB01G

Reason: - To ensure provision of a satisfactory development.

- 3 The proposed air conditioning units shall not be installed until a noise and vibration specification together with a scheme for noise and vibration mitigation has been submitted and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details, and thereafter maintained.

Reason: To protect the occupants of nearby residential properties from noise and vibration nuisance and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.