

This application also includes a proposed single storey rear extension (which encloses the existing verandah overhang); a front porch extension making it 2m deep x 2.4m wide with slightly increased eaves line; new brick wall and entrance gates in south-western corner; and extended flood defence wall to north and east boundary.

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))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy None received

Coastal:

I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection to the proposed development. The site lies within Flood Zone 3, and is therefore at high risk of experiencing a 1 in 200 year (0.5% annual probability) tidal flood event.

As outlined in the Flood Risk Assessment (FRA) submitted by the applicant, the nature of the proposed garage and potting shed will mean its usage is occasional, and will therefore not place any additional lives at risk during an extreme tidal flood event. The FRA also indicated that flood resilient measures will be incorporated into the construction of the garage. The proposed single storey extension to the main building is not designed for sleeping accommodation, and so will also not increase the residual flood risk to the occupants. In the

event of an extreme tidal flood event, the upper floor rooms will still provide safe refuge until flood water has receded.

Finally, the proposed extension to the existing flood defence wall will match the current wall height, and is in line with the North Solent Shoreline Management Plan policy for this frontage – policy unit 5A16 Emsworth Yacht Harbour to Maisemore Gardens – which recommends a policy of Hold the Line for the coastline for the next 100 years. Extension of the flood defence wall will provide increased protection to occupants of the property.

Engineering/Drainage

No fluvial / pluvial drainage observations.

Environment Agency

Coastal may have a view re any tidal issues. We can confirm that the Environment Agency has no objection in principle to the proposed development as submitted.

Advice to Local Planning Authority (LPA) / Applicant:

The proposed development will not increase flood risk or the vulnerability classification of the property.

Environmental Permitting Regulation

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works or structures within 16m of a sea defence or tidal watercourse. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

Conservation Officer

No objection

66 is an attractive detached property that is located within the Emsworth Conservation Area. The site by virtue of its position so close to the Mill Pond is particularly prominent.

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.

The existing garage is a modern construction possibly built in the 1960s. Whilst the garage is a modern structure its design and scale ensures it sits fairly comfortably into its surroundings. I therefore determine that the existing structure has a neutral impact on the character of the area. Subject to an appropriate replacement I would therefore not resist the demolition of the existing garage.

The proposed replacement garaging is larger, with space internally for a car and a potting shed. From the plans provided the structure does not appear to be visually intrusive and therefore would not harm the character of the conservation area. Overall, the design of the building is neat and appropriate for the site, with timber cladding and suitably sized openings. There will be a slight increase in the height and footprint of the garage but as stated above I believe the design and orientation of the building has largely overcome this.

The single storey rear extension is of a design and size that would not cause any adverse impact on the character of the Conservation Area. The extension is also in keeping with existing property and would not appear overly dominant or out of character.

The existing porch is of no particular architectural or historic merit and whilst not unsightly its alterations would not seem inappropriate. The design and scale of the replacement porch appears to show that it will sit comfortably on the front of this building and would not be out of place within the conservation area.

To conclude the use of good quality materials will be key to the successful integration of these proposals. Ideally the cladding on the garage would be allowed to weather to a natural silver grey.

Conditions:

- Material samples to be submitted
- Details of windows 1:20 elevations & 1:5 sections

The Highway Authority have no adverse comment to this application

Development Engineer

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: 3

Number of site notices: 1

Statutory advertisement: 21/10/2016

Number of representations received: 0

Comment	Officer Comment

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 streetscene
- (iii) Impact on residential amenity
- (iv) Impact upon the AONB and Conservation Area
- (v) Flood risk issues

(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. Being located within a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving or enhancing the character and appearance of that area.

(ii) Impact upon the streetscene

7.3 The principle of the replacement garage has already been permitted by APP/16/0000454 and this application sites the garage some 500mm further south to avoid foundations conflicting with the flood defence walls. There would be no material change in street scene terms resulting from this minor re-siting. It is also proposed to re-route the vehicular access to the garage from the existing northern corner to the southern. This would mean the existing gate to the north would be removed and the boundary wall extended enclosing the northern element of the site. As a result the long distance view of the site from the north would be improved with the removal of the garage door and improved landscaping. However, there would instead be increased hard surfacing across the front garden from the southern access point to the garage, but this would be screened behind the front hedge. It is shown to be porous gravel. The revised entrance pillars and walls at this southern entrance would not only improve visibility but be visually appropriate to the street scene.

7.4 Samples of the proposed materials for the garage have been submitted and include a natural Spanish slate roof, a Freshfield Lane brick and European Larch feather edge timber

cladding that will be left untreated to silver. These have been agreed by the Conservation Officer as appropriate materials in this prominent location. Accordingly the proposed garage is considered sympathetic to the waterfront location and a visual improvement to the existing garage.

7.5 With respect to the alterations to the house, the proposed porch, although slightly larger and higher is of the same traditional design to match the original dwelling. The rear extension simply extends the walls out under the existing roof canopy. Therefore the long distance views would not show an enlarged profile, and the elevations include windows of painted hardwood to match externally to the original. 1:20 details of these windows have been submitted and the Conservation Officer has indicated their acceptability.

7.6 The detailed design and appearance of the proposal is deemed sympathetic and appropriate in context to this prominent site and is therefore considered to be acceptable, meeting the requirements of Policies CS11, CS12 and 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

7.7 No objection letters have been received with regard to the application. To the south of the property is the car park to Emsworth Sailing Club, the Mill Pond lies to the north and east, and to the west is 50 Bath Road which is a large detached house with three storey elements and which lies approximately 25m from the proposed garage. It is therefore considered that the replacement garage and alterations to the house would not be detrimental to residential amenity and complies with policy CS16 of the Havant Borough Core Strategy 2011.

(iv) Impact upon the AONB and Conservation Area

7.8 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special regard to be had to the desirability of preserving or enhancing the character and appearance of that area. The Conservation Officer is satisfied that the existing garage has a neutral impact and the sympathetic design with appropriate materials and detailing of the proposed development will sit comfortably in the Conservation Area. Accordingly the proposal is considered to preserve the character of the Conservation Area and be compliant with policies CS11, DM8 and DM9 of the Havant Borough Core Strategy 2011.

(v) Flood risk issues

7.9 The site is identified as being in a Flood Zone 3 area, and includes works to extend the flood defence wall to the north eastern boundary (to match the existing wall). The replacement garage and alterations to the dwelling do not create any new sleeping accommodation and the Environment Agency have raised no objection. However a permit under the Environmental Permitting (England and Wales) Regulations 2010 may be required for the proposed works and an Informative to this effect can be added. It is considered that the works would not cause any increase in flooding risk, and in fact should improve the risk, to the occupiers of the property and therefore complies with policy CS15 of the Havant Borough Core Strategy 2011.

8 Conclusion

8.1 The scale, siting and design of the proposal is considered to preserve the character of the Conservation Area, would be visually appropriate to the street scene and would have limited and acceptable impact on the neighbours and is therefore is considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00960

(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 external materials used for the alterations to the dwelling shall match, in type, colour and texture, those of the existing building so far as practicable. The hereby approved garage shall be constructed with Natural Spanish slate, Freshfield Lane brick and untreated European Larch feather edge timber cladding in accordance with the samples submitted to the Local Planning Authority. Any variation to these shall first be agreed in writing with the Local Planning Authority.

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

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

Site Location Plan 1:1250

Flood Risk

Existing Site Plan DRG No 06/113-007

Proposed Site Plan DRG No 06/113-001 Rev C

Existing House Elevations DRG No 06/113-004

Proposed House Elevations DRG No 06/113-006

Proposed Garage Elevations DRG No 06/113-002 Rev D

Existing House Plan DRG No 06/113-003

Proposed House Plans DRG No 06/113-005

Garage Window detail DRG No 06/113-009

Kitchen Window detail DRG No 06/113-010

Kitchen window (south) detail DRG No 06/113-012

Kitchen french doors & sidelights details DRG No 06/113-013

Porch window detail DRG No 06/113-014

Reason: - To ensure provision of a satisfactory development.

