
Site Address:	66-67 Bath Road, Emsworth, PO10 7ES		
Proposal:	Addition of store to garage and extension to create store with balcony to house.		
Application No:	APP/21/00724	Expiry Date:	25/08/2021
Applicant:	Mr H Thuillier		
Agent:	Mr P Quantrill	Case Officer:	Tina Pickup
	Architectural Services		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 66-67 Bath Road is a detached two storey property located in a prominent waterside location toward the southern end of Bath Road in Emsworth. The property is situated on the eastern side of Bath Road, immediately adjacent to Emsworth Mill Pond. The property is finished in white render with traditional green painted wooden casement windows, beneath a hipped plain tiled roof. Many original architectural features are still evident, including a 'colonial style' verandah to the rear elevation. The building is not Listed but is located within Emsworth Conservation Area. The extensions approved under APP/16/00960 have been implemented.
- 1.2 There is a detached timber clad garage located to the north of the house, close to the apex of the triangular plot. This has a grey slate roof. Beech hedging kept at about 1.5m screens the un-built apex from Bath Road. Vehicular access to the site is taken from the southern corner with graveled drive to the front of the property. Immediately to the south of the site is the Emsworth Sailing Club car park and the boundary between the sites comprises a brick wall with fence panels above, having a total height of about 1.8m. The side elevation of the dwelling facing the car park includes a flue that is bright shiny steel in finish.
- 1.3 The site is on the edge of Chichester Harbour Area of Outstanding Natural Beauty and a SINC, and close to the SSSI, SPA and Ramsar, as well as being within Flood Zones 2 and 3.

2 Planning History

APP/10/00907 - Fell 1No. Pear tree and crown reduce by 33% 1No. Weeping Willow tree within Emsworth Conservation Area. , RNO,21/01/2011

APP/13/01069 - Crown reduce by 2.5m 1No. Willow within Conservation Area of Emsworth. , RNO,03/12/2013

APP/14/00780 - Repair and raise sea boundary walls and new low wall/replacement gates., PERM,18/09/2014

APP/16/00454 - Erection of detached garage and potting shed (following demolition of existing garage)., PERM,22/06/2016

APP/16/00960 - Erection of detached garage and potting shed following demolition of existing garage; single storey rear extension; extend porch; new brick wall and entrance gates to west boundary; extend flood defence wall to north and east boundary., PERM,08/11/2016

APP/17/00265 - Crown reduce 1No. Sycamore by 1m and remove dead limbs back to

suitable growth points; Re-pollard 1No. Willow back to previous pruning points, all with pruning wounds no larger than 75mm, within Conservation Area of Emsworth.,

RNO,18/04/2017

APP/17/00356 - Fell 1No. Sycamore within Conservation Area of Emsworth.,

RNO,03/05/2017

APP/20/00011 - Pollard 1No Willow to previous pruning points no larger than 75mm and pruning to a suitable growth point. Tree within Conservation Area of Emsworth.,

RNO,14/02/2020

3 Proposal

Addition of store to garage and extension to create store with balcony to house.

- 3.1 During the course of determining this application amended plans have been received simplifying the roof design of the side extension with balcony and providing further material details.

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)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E22	(Amenity and pollution)
E5	(Chichester Harbour Area of Outstanding Natural Beauty)
DR1	(Delivery of Sustainable Development)
E1*	(High quality design)
E13	(Historic environment and heritage asset)
E19	(Managing flood risk in new development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_H1	(Design & Heritage)
ENP_D1	(General Design Policy)
ENP_D7	(Mitigate Light Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

on original submission: Object

Recommendation – Objection: side extension to house, although sub-ordinate to the host dwelling, does not represent a unified composition with the disparate elements of a cat-slide roof running in to a parapet and glazed screening not a typical feature of the main house architecture

Both the addition to the garage and more particularly the store/balcony to the house would be highly visible from many public vantage points in sub-character area B of the Emsworth conservation Area, including the promenade wall between the Harbour and Mill Pond. The house is a 'building of local interest' on the Conservation Area Appraisal Map.

The addition to the garage is very modest and would have no adverse impact on the AONB or the purposes of its designation and the character and appearance of the Emsworth Conservation Area would be preserved.

The side extension to create a store to the house would be mostly concealed by the boundary brick wall/close-boarded fence onto the sailing club car park and at certain times of the year by boats stored there on trailers.

One positive aspect about the lean-to element of the house extension is that the monopitch roof would largely cover over the very modern and shiny flue to the (presumably) wood-burning stove.

The balcony itself is very small, but would no doubt provide a very pleasant space to sit on and the spiral staircase leading to it largely concealed by a screen wall/parapet to the balcony. It would be better if a larger balcony were created in place of the cat-slide roof element and the height of glazed screening reduced/pulled down from the house gutter line. At the moment, the submitted design does not present a unified composition and appears awkward.

Chichester Harbour Conservancy - on revised plans

Revised design much neater and on that basis The Conservancy withdraws its holding objection to APP/21/00724

Conservation Officer - on revised plans

The site is located in Bath Road in Emsworth. It sits on a prominent location, adjacent to the Mill Pond and the car park for the Emsworth Sailing Club. It is included within the boundary of the Emsworth Conservation Area.

The site comprises a traditional style, two-storey, detached property finished in painted render. It has a pitched roof detached garage located to the side of the property. The site is enclosed with a mixture of low walls, fences and landscaping.

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 works relate to an addition of a storeroom to the garage and a store to the

south elevation of the main house with a glazed balcony above.

With regards to the extension to the garage, this will be a small structure, clad in the same material as the existing garage. Whilst it will increase the footprint of the garage, it is considered that it would not have an adverse impact on the visual amenity of the conservation area.

The proposed extension to the south elevation would feature a slight pitch roof to the front elevation which tapers down to allow the glazed screens for the balcony above. To the rear of the extension would be a spiral staircase to access the balcony area. Matching materials are proposed and the balcony would be enclosed with simple glazed panels which would not detract from the traditional appearance of the main property.

Overall is considered that the proposal would not be harmful to the character and appearance of the main dwelling and it would meet the test to preserve and enhance the character and appearance of the Emsworth Conservation Area.

Conclusion - No objection

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: 1

Statutory advertisement: 16/07/2021

Number of representations received: 1

Comment	Officer Comment
On speaking with the applicant and understanding that their preference is to build the south extension I support the application overall. As a stakeholder I have a strong preference for the south wall extension since the garage extension would be a new structure in line of sight from our house to the harbour.	Whilst the applicant may only implement one of the two stores - the planning permission would relate to both and at some point in the future both could be implemented. The separation distances are considerable - see section 7 below

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 proposed store addition to the garage would be modest, about 2m x 3m with a shallow lean to roof to the eaves height of the garage. It would be constructed of timber cladding to match the garage and sited in the northern apex, behind the beech hedge. Although in a prominent location the store would be seen against the backdrop of the garage and blend into this larger structure. The hedge would help to screen the structure from Bath Road. Long distance views of the additional silhouette would be possible from across the Mill Pond, but the small scale of the proposal is not considered to have an adverse impact on these wider views.
- 7.4 The proposed side store with balcony above would read as a subservient extension to the main house. The amended plans have simplified the roof profile, and would now appear as a tiled pitched roof to match the main dwelling. The top of the glass balustrade would be visible above the ridge, but this narrow, light-weight clear element is not considered to detract from the overall appearance of the dwelling. The door below has been centralised and is now considered appropriate to the front elevation.
- 7.5 From the adjacent car park the new side wall would be tight to the boundary and raise the apparent height to about 2.8m with the side panels of the balustrade and top of the spiral staircase visible above. The revised plans have lowered the overall height relative to the eaves of the dwelling, resulting in a more appropriate scaled development. The side wall has had a chamfer added to lessen its bulk and blend with the hipped roof profiles of the main dwelling. The spiral staircase would be anodised steel, the balustrade would have a very narrow steel frame and the applicant has agreed that all these finishes will be mat and the existing flue will be painted a mat grey to match. This would help minimise the visual impact of the existing shiny flue.
- 7.6 From the rear, ie across the Mill Pond, long distance views of the rear elevation and spiral staircase would exist but are in part screened by mature shrubs and planting. It would also be seen against the backdrop of the wider development and trees of Bath Road and beyond and would not be overly visually prominent.
- 7.7 Overall the revised 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, CS16 and DM9 of the HBLP (Core Strategy) and policy DM20 of the Allocations plan. 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

- 7.8 The nearest dwelling is sited over 26m from the existing garage and because the store extension proposed to the garage is small and low, it is not considered that it would

unduly affect outlook. There is no right to a view but it is considered that the outlook from upper floor windows of the houses opposite would look above the proposed store and be largely unaffected. The side addition to the house is adjacent a car park and would have no impact on any neighbour. It is therefore considered that neither element of the proposal would 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

- 7.9 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 both elements of the proposal are sympathetic in design that would not detract from the appearance of the property or Conservation Area. The use of matching materials, simple glass balustrading and the benefit of the existing flue being painted a mat finish, is considered to result in a development that would preserve and enhance the Conservation Area.
- 7.10 Chichester Harbour Conservancy have raised no objection to the revised design. Reflection from balconies in close proximity to the waters edge are often a concern to long distance views and the proposed plans detail use of non-reflective glass. Overall the proposal is considered to preserve the character of the Conservation Area and not have any adverse impact on the AONB and as such is compliant with policies CS11, CS12 and DM9 of the Havant Borough Core Strategy 2011 and policy DM20 of the Allocations Plan, 2014.

(v) Flood risk issues

- 7.11 The site is identified as being in a Flood Zone 3 area. The proposal is minor in scale with no new habitable accommodation proposed, just domestic stores and a raised balcony. This would not place occupiers at any increased risk of flooding.

8 Conclusion

- 8.1 The scale, siting and design of the two stores and balcony are considered appropriate to the host dwelling and garage and would preserve the character of the street scene and Conservation Area, and would have limited and acceptable impact on the neighbours. The proposal 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/21/00724

(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:

Design & Access Statement by 'Planning by Design Architectural Services'
Flood Risk Assessment

Location and Block Plan Drg No. 06/113-012

Proposed Elevations and Plans - Garage Drg No. 06/113-006 Rev A

Proposed Elevations Store and Balcony to House - Drg No. 06/113-004 Rev D

Proposed Plans - Store and Balcony to House - Drg No. 06/113-002 Rev C

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. The spiral staircase and any balcony railings shall have a mat finish only and the existing external flue shall be painted a mat grey colour to match the spiral staircase prior to the development first being used, and maintained as such in perpetuity.

Reason: In the interests of the visual amenities of the site and Conservation Area and having due regard to policies CS11, CS12, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 the National Planning Policy Framework.