
Site Address:	7 Bath Road, Emsworth, PO10 7EP		
Proposal:	Demolition of existing garage and erection of new garage; partial demolition of rear extension and erection of replacement rear extension. (Amendment to Application APP/15/01248)		
Application No:	APP/16/00075	Expiry Date:	29/03/2016
Applicant:	Mr Fairfax	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a 1930's two storey end of terrace property with a detached garage to the rear accessed by a shared shingle driveway, situated in Emsworth Conservation Area. It has a pitched tiled slate roof and elevations of red multibrick. The rear garden has a slight incline and is in excess of 25 metres in length consisting of a patio area, shrubs, trees and a shed. The existing detached garage is at the eastern end of the garden close to the property. There is a 1.8 metre high hedge to the northern boundary and a 2 metre high hedge and gate providing rear access to number 8 Bath Road to the southern boundary. The western (rear) boundary is obscured by the existing shed which extends across the width of the site.
- 1.2 The adjoining two storey terraced property to the south is of a similar age, style and design, as is the property to the north, which is end of terrace. Emsworth Telephone Exchange building is to the rear of the site and the front of the property faces onto Emsworth Mill Pond. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties of individual age, style and design, reflecting the nature of the Conservation Area.

2 Planning History

APP/14/00908 - Proposed demolition and erection of new garage and single storey rear extension, permitted 05/11/2014.

APP/15/00618 - Discharge of Condition No 4 of Planning Permission APP/14/00908, permitted 10/07/2015.

APP/15/01248 - Demolition of existing garage and erection of new garage; partial demolition of rear extension and erection of replacement rear extension, permitted 18/12/2015.

3 Proposal

Demolition of existing garage and erection of new garage; demolition of rear extension and erection of replacement rear single storey extension. (Amendment to APP/15/01248).

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)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

FAO Conservation Officer, Development Control

Comments based solely on a desktop assessment.

The proposals are set well back from the street frontage and will have limited impact on public views, as the site is well contained by surrounding development. The proposals will in my view have a neutral impact on the character and appearance of the conservation area. No objection.

Chichester Harbour Conservancy

No response received.

Jamie Gargett, Development Control

No tree removal is required to facilitate this project. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this emthod statement and tree protection plan report is strictly adhered to, the Silver Birch will survive the development unscathed and to continue to grow on safely and healthily in the future.

I have no objections to this scheme in arboricultural terms.

FAO Mr P Marshall, Development Engineer

No adverse comment.

County Archaeologist

I would repeat my earlier advice relating to APP/15/01248 on 13 November 2015 that in view of the small scale of the proposal I would not raise any archaeological issues in this instance.

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: 12/02/2016

Number of representations received: 0

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) Appropriateness of design
- (iii) Effect on the Conservation Area
- (iv) Effect on neighbouring properties

(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 control criteria. In the case of the size of the detached garage, which represents the most significant departure from the previously approved scheme under APP/15/01248, it is noted that in terms of its footprint and location it accords with normal permitted development rights - it is only the roof height, which extends above the 2.5m allowed for under permitted development tolerances, which results in a need for permission. This is considered to be a significant material consideration in the outcome of the application.

(ii) Appropriateness of design

7.3 The proposal is for a single storey rear addition to replace the existing conservatory and utility room and the construction of a replacement detached garage, which is to be located further into and across the width of the rear garden revising the scheme previously granted under APP/15/01248. The proposed materials would comprise a mixture of brick, glass, grey slate and upvc windows and bi-fold doors which are considered to be appropriate to the main dwelling and the context of the conservation area. The garden of the property is of a generous depth and it is considered that, when considered in the context of permitted development rights available to the property, the proposal would not result in overdevelopment of the site and the remaining amenity space would not be compromised. The design and appearance of the extension and the replacement garage is deemed appropriate in context to the main building, enhancing the overall appearance of the property and is therefore considered to be acceptable.

(iii) Effect on the Conservation Area

7.4 The property is an unlisted building in Emsworth Conservation Area and the proposal is to replace the existing utility area and conservatory for a single storey rear extension of a more cohesive design. The new garage is set back into and spans the width of the rear garden. Due to its location it would only be partially visible from the public realm and it is therefore deemed any impact on the Conservation Area would be minimal.

(iv) Effect on neighbouring properties

7.5 The proposed rear extension would replace the existing conservatory and utility area and would not project beyond the line of the adjoining extension at number 8 Bath

Road. There are no windows in the side elevations of the proposal and there is good screening to the northern and southern boundaries. It is therefore considered the extension would not result in any additional overlooking to the neighbouring properties.

- 7.6 The replacement garage has been relocated approximately 5.5 metres away from the rear elevation of the dwellinghouse, extending across the width of the garden with a door in the west elevation providing access to the remainder of the garden. Whilst it is of a generous size, the height (rising from 2.3m to 3.15m) is slightly over what could be built within the realms of permitted development (2.5m) and it is judged there would be no adverse impact on the adjoining properties. Due to the situation of the new garage, it is unlikely it could be utilised for the storage of a car, therefore a condition is recommended to ensure the use is ancillary to the main dwellinghouse. The existing garage is not currently used to store a car, therefore there is no change in the parking situation.
- 7.7 There are no residential properties to the rear which would be affected by the development. It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the revised proposal.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would not result in any harm to the character and appearance of the Emsworth Conservation Area and would not result in any significant loss in amenity to neighbouring properties. It is therefore considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00075 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 shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 The garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate unit of accommodation.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development must be undertaken in accordance with the Arboricultural Impact Assessment and Tree Protection Plan dated 29/04/2015 supplied by Kim Gifford, Arboricultural Consultant.

Reason: To protect the conservation and enhancement of existing natural features, and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011.

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

Drg No 14/280/4 Location plan

Drg No 14/280/5 Site plan

Drg No 4420/500 Site layout plan

Drg No 4420/1 Existing ground floor plan

Drg No 4420/2 Rev A Proposed ground floor plan

Drg No 4420/3 Rev A Existing and proposed elevations plan

Drg No 4420/4 Cross section plan

Drg No 4420/5 Rev A Proposed garage floor and elevations plan

Flood risk assessment

Arboricultural Impact Assessment and Tree Protection Plan dated 29/04/2015

Reason: - To ensure provision of a satisfactory development.