
Site Address: 3 Swan Close, Emsworth, PO10 7BQ
Proposal: Conversion of remaining area of original garage into work room/study and erection of open car port.
Application No: APP/16/00112 Expiry Date: 28/03/2016
Applicant: Mr R Duncan & Mr & Mrs Kidd Team: Team 2
Agent: Case Officer: Karen Wooden
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Swan Close is a small cul-de-sac, housing three properties and is located off of King Street, which falls within Emsworth Conservation Area and an Area of Outstanding Natural Beauty, and leads to Chichester Harbour. No. 3 Swan Close is a detached bungalow of brick construction with a pitched tiled roof.
- 1.2 The rear of the property is paved with natural screening to both the east and west boundaries, with the southern aspect looking directly onto the water's edge.
- 1.3 A private path leads between No's 2 and 3 Swan Close down to the foreshore. This is locked and not accessible to members of the public.

2 Planning History

- 2.1 APP/15/00743 - Single storey rear extension., PERM,08/09/2015
- 2.2 06/66568/001 - Single storey extensions to north and south elevations and open lean-to (west elevation)., PERM,10/07/2006
- 2.3 02/66568/000 - Single storey extensions to front (north) and rear (south). PERM 27/08/2002

3 Proposal

Conversion of remaining area of original garage into work room/study, including the replacement of the existing garage door with a UPVC door and window, and erection of car port over existing parking space.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received

Conservation Officer

The affected property is a modern bungalow, situated in Emsworth Conservation Area, and lies adjacent to 11 Kings Street (Grade II Listed Building). Based on the information submitted, the scale and nature of the works in my view is such that it will not have a material impact on the setting of the Listed Building or the character and appearance of the Conservation Area. Therefore raise 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: 4

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Effect on Emsworth Conservation Area and Chichester Harbour

(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

As the proposed site is accessed via a private driveway, the alterations to the property will not be visible from the public realm. Swan Close houses three detached properties of varying designs, No's 1 and 2 being bungalows and No. 3 being a two storey house. The materials to be used are to match the existing dwelling. It is considered that the proposal will have no detrimental affect on the streetscene and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011, and the National Planning Policy Framework.

(iii) Impact upon residential amenity

No objection letters have been received in relation to this application. The existing garage door is currently only visible from the occupiers of No. 2 Swan Close and it is considered that the replacement of this with a UPVC door and window to match the existing fenestration will not be visually detrimental.

The proposed carport will stand 2.3m high and will be located at the northern most elevation of the property. Taking into consideration the existing screening, along with the distance between the proposed carport and adjacent dwellings, it is considered that this will cause no harm to residential amenity and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011 and the National Planning Policy Framework.

(iv) Effect on Emsworth Conservation Area and Chichester Harbour

The scale and nature of the proposal are not considered by the Conservation Officer to have a material impact on the character and appearance of the Conservation Area.

Due to the proposal being located on the north elevation of 3 Swan Close, it will not be visible from Chichester Harbour, and no objections have been received by Chichester Harbour Conservancy.

8 **Conclusion**

The scale, siting and design of the proposal is considered to be acceptable and complies with the requirements of policies CS12, CS15 and CS16 of the Havant Borough Core Strategy 2011, therefore this application is recommended for approval

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00112 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 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Existing plan - received 01.02.16
Proposed plan - received 01.02.16
Reason: - To ensure provision of a satisfactory development.