
Site Address:	58 Bath Road, Emsworth, PO10 7ES		
Proposal:	Replace existing garage door with new bay window and wall.		
Application No:	APP/16/01051	Expiry Date:	07/12/2016
Applicant:	Ms Gibson		
Agent:	Architectress	Case Officer:	Harriet Pitney
	Architectress		
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

58 Bath Road is located at the southern end, on the eastern side of Bath Road and is sited directly to the west of Emsworth Mill Pond. The property is a detached dwelling located within Emsworth designated Conservation Area.

The property has been sited within its plot to take advantage of its position adjacent to the mill pond. From Bath Road the property is well screened, whereby the view of the property comprises the designated parking area and the boundary fence. Access to the front of the property is via a pedestrian gate in the boundary fence via a footpath through the garden.

The property comprises elevations of brick construction (albeit now painted), with concrete interlocking tiles to the roof.

The site is surrounded by residential properties on its northern and southern boundaries, bath road to the west of the site and Emsworth Mill pond to the east.

2 Planning History

96/62207/000 - Pruning of Silver Birches to clear telecom wires (TPO 1666),
PERM,03/02/1997

03/62207/001 - Application to fell two Silver Birch trees and crown reduce and crown thin by 20% three further Silver Birch, part of Group G1 subject to TPO No. 1666.,
PERM,23/12/2003

08/62207/002 - Fell Silver Birch tree within Group 1 subject to TPO 1666.,
REF,13/08/2008

APP/11/01076 - Crown reduce 3No. Silver Birch trees by 2.5 all round within Group 1 of TPO 1666. , PERM,26/08/2011

APP/11/01161 - Crown lift to 3m. and deadwood 2No. Phillyrea Latifolis trees. Crown reduce by 1m and deadwood 1No. Silver Birch tree. All within Emsworth Conservation Area., RNO,22/07/2011

APP/16/01064 - Fell 1No. Silver Birch within G1 subject to TPO 1666., REF,

APP/16/01066 - Crown reduce 1No. Common Hawthorn by upto 1m back to previous

pruning points., RNO,

3 Proposal

The application is for the replacement of the existing integral garage door with a new bay window and wall to create additional living accommodation.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Arboriculturalist	No Arboricultural Objection
FAO Conservation Officer, Development Control	No Objection
	The proposals would be of a design and size that would not cause any adverse impact on the character of the Conservation Area. They are also in keeping with the existing property and would not appear overly dominant.
	No objection subject to the following conditions: 1) Materials to match

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: At least one site notice exists - check the number.

Statutory advertisement: 21/10/2016

Number of representations received: 0

Summary: No representations received.

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 and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Flood Mitigation

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would not be visible from the public realm and therefore it is unlikely that the proposal would result in any detrimental impact upon the visual amenity of the surrounding locality.

7.4 Notwithstanding the above, the Councils Conservation Officer has reviewed the scheme and has confirmed that the proposal would be of a design and size that would not cause any adverse impact on the character of the Conservation Area. Furthermore, the design is considered to be inkeeping with the existing property and would not appear overly dominant. A condition has been imposed to ensure that the materials used throughout the construction will match the existing dwelling to maintain the character and appearance of the Conservation Area.

7.5 It is important to note that the conversion of the garage to living accommodation does not require planning permission as this element of the proposal could be undertaken utilising the property Permitted Development rights.

7.6 On this basis, the scheme is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.7 The site is surrounded by residential properties to the northern and southern boundaries with Emsworth Mill Pond to the east. The property is well screened from the public realm by a boundary fence and well established vegetation. On this basis, it is considered that the proposal is unlikely to appear overbearing or lead to any overlooking as a result of the proposal. The development is considered to result in an acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

7.8 It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Mitigation

7.9 The application site is located within Flood Zone 3 and therefore a flood risk assessment has been provided with this application. The application covers a minor extension to the existing dwelling and therefore based on the flood risk assessment provided, it is not anticipated that the development would raise any concerns with regards to flood mitigation.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable with a limited and acceptable impact on the neighbours, maintaining the character and appearance of Emsworth Conservation Area. The scheme is therefore considered to be appropriate and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01051 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan (Drawing No: 21609/01)- received 12th October 2016
Existing plans and elevations (Drawing No: 21609/03)- received 12th October 2016
Proposed site plan (Drawing No: 21609/10)- received 12th October 2016
Proposed floor plans (Drawing No: 21609/11)- received 12th October 2016
Proposed elevations (Drawing No: 21609/12)- received 12th October 2016
Design and Access Statement (Ref: 21609)- received 12th October 2016
Flood Risk Assessment (Ref: 21609)- received 12th October 2016

Reason: - To ensure provision of a satisfactory development.