
Site Address:	4 School Lane, Emsworth, PO10 7ED		
Proposal:	Detached double garage to the rear.		
Application No:	APP/16/00242	Expiry Date:	09/05/2016
Applicant:	Mr Bryan Wilson		
Agent:	Mr James Wilson	Case Officer:	Harriet Pitney
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 SiteDescription

The application site is an older style two storey end of terraced property, situated in Emsworth Conservation Area facing onto Emsworth Mill Pond and School Lane. It has a pitched roof of red/brown tiles with elevations of red multi brick. There is a gradual west/east incline to the site and the rear garden comprises a patio area, shrubs and a shed to the rear and is enclosed by a timber fence approximately 1.3 metres in height. Off road parking is provided to the rear of the property.

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/15/00432 - Single storey rear extension; fenestration alterations.,
PERM,09/06/2015

3 Proposal

This application is for a detached garage to the rear measuring 5 metres in length, 5 metres in width and 3.3 metres in height.

4 Policy Considerations

National Planning Policy Framework

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

Chichester Harbour Conservancy

The site is located within Area A of the Emsworth Conservation Area and visible in the wider townscape from the Mill Pond and Bath Road. The urban grain is tight-knit here, with predominant high proportions of site coverage.

The applicant proposes a double garage with asymmetric pitch roof, to replace an open surfaced parking area. There is a timber garden shed next to this space, behind a low timber panel fence to the street. The submitted block plan is silent on whether this shed will be removed. One assumes it would be as the applicant proposes a side window looking back down the 'garden, which would be blocked if the shed was kept in that position. The garage would have a rather shallow depth and might only just accommodate two smaller cars. School Lane is rather narrow and notwithstanding several garages being accessed from it, has more of a sense of pedestrian priority.

It is rather unfortunate that rendered blockwork has been chosen for the side/rear walls, when use of face brick work to match the main house (which was achieved for the extension just built under APP/15/00432), would be the more obvious choice, at least for the west elevation and upper part of the east elevation (which appears above the common boundary wall to the east).

The application form is silent on the materials for the proposed roller shutter door. This should not be left as galvanised metal, but rather powder-coated, colour finished prior to installation.

RECOMMENDATION

Having considered these proposals against the policy framework* below, subject to securing these confirmations/amendments on facing materials and a condition to require the removal of the timber shed from the site, to avoid the site becoming too cramped, the Conservancy has no objections.

FAO Conservation Officer, Development Control

Given the size, design and position of the proposed garage it is not considered that there will be any significant impact on character of the conservation area. My only concern relates to the proposed use of render as a material. School Lane is largely characterised by the use of brick and I believe the scheme would benefit from retaining this appearance. I would therefore like to see the scheme amended so that the garage is constructed of a brick that suitably matches the existing dwelling.

Subject to this amendment I would consider that the development will preserve the character of the Conservation Area.

Condition:

(If amended) Material sample of brick to be submitted

Highway Authority

The Highway Authority has no adverse comment on this application subject to the proposed roller shutter door being conditioned to ensure that it is not replaced with any other type of door that could overhang the highway.

A double garage should be 6m wide by 5m deep. The 6m width is so to allow two cars parked in the garage to open their doors.

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: 6

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

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections 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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways

(i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

Whilst the proposal would be visible from the streetscene, it is not considered that the development would have any significant impact visually on the character and appearance of the area. The scale, siting and design of the proposed garage is considered to be in keeping with the existing streetscene, preserving the character of the Emsworth Conservation Area. Initial concerns were raised regarding the materials proposed, however, following consultation with the Councils Conservation Officer and Chichester Harbour Conservancy, a condition has been imposed requiring all materials to be discharged prior to commencement.

(iii) Impact upon residential amenity

No representation letters have been received in relation to this application. There is sufficient space between the neighbouring properties to the northern and eastern boundaries and as such it is not considered that the development proposed would cause unacceptable harm to the amenity of neighbours through loss of privacy, outlook or overlooking and therefore accords with Policy CS16 of the Havant Borough Council Core Strategy.

(iv) Highways

The proposal refers to providing a double detached garage, however having liaised with the Councils Development Engineer, the proposal does not meet the minimum space standards for it to be classed as a double garage. However, the level of offroad parking currently provided within the application site is not going to be altered as a result of the development and is therefore considered to be acceptable. The garage door has been conditioned to a roller shutter door so that it does not overhang the highway.

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00242 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory 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 garage door shown within the approved plans shall be retained permanently as a roller shutter door.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access statement- received 8th March 2016
Heritage Statement- received 8th March 2016
Red line plan- received 8th March 2016
Block plan- received 8th March 2016

Proposed elevations- received 8th March 2016

Reason: - To ensure provision of a satisfactory development.