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|-----------------|-----------------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | 66 Bath Road, Emsworth, PO10 7ES                                                        |               |              |
| Proposal:       | Erection of detached garage and potting shed (following demolition of existing garage). |               |              |
| Application No: | APP/16/00454                                                                            | Expiry Date:  | 23/06/2016   |
| Applicant:      | Mr Juniper                                                                              |               |              |
| Agent:          | Mr Hebden                                                                               | Case Officer: | Karen Wooden |
|                 | Randell Design Group                                                                    |               |              |
| Ward:           | Emsworth                                                                                |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 66 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, adjacent to Emsworth Mill Pond. The property currently benefits from a detached garage to the north of the house, which is accessed via a wooden gate. The current garage is brick built with a pitched tiled roof and a white plastic roller door, and a wooden door to the south elevation which accesses the rear garden of the dwelling.
- 1.2 The site is on the fringe of an Area of Outstanding Natural Beauty, is within Flood Zone 2, and is located within Emsworth Conservation Area.

## **2 Planning History**

98/63134/000 - Single storey rear extension and covered terrace to side (south) and rear - Perm 26.06.1998  
02/63134/002 - Single storey extension and new pitched roof over existing detached flat roof garage. – Perm 08.01.2003  
03/63134/003 - Two storey side extension to south west elevation. – Ref 02.05.2003  
03/63134/004 - Two storey side extension to south west elevation. (Resubmission). – Perm 07.07.2003  
07/63134/005 - Raise roof to existing garage to form loft area over. To be used as gym/hobby room ancillary to existing dwelling. – Ref 23.03.2007  
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/14/01011 - Discharge of Condition 3 of Planning Permission APP/14/00780. – Perm 10.02.2015

## **3 Proposal**

- 3.1 This application proposes to demolish the existing garage and construct a new, larger garage and attached potting shed. The proposal includes the addition of double wooden gates, and the erection of a new fence (to where the current garage forms part of the boundary treatment), and will be set 3.3m further back into the plot, therefore making the access to the garage and parking to the front more functional.

- 3.2 The garage and potting shed will have a shallow hipped roof with a ridge height similar to that of the existing garage, but with the ridge running east-west rather than the existing position of north-south. The garage will be timber clad with red clay plain tiles, with double timber garage doors to the north elevation, timber shutters to the east elevation, and doors to the rear of the garage and potting shed to the south elevation.

#### **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) |
| CS12 | (Chichester Harbour Area of Outstanding Natural Beauty (AONB))                    |
| CS15 | (Flood and Coastal Erosion)                                                       |
| CS16 | (High Quality Design)                                                             |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |
| DM9  | (Development in the Coastal Zone)                                                 |

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

#### **5 Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy

No comments received to this application. *However the Conservancy supplied positive comments at pre-application stage subject to the conditioning of materials*

Development Engineer - Highways

The Highway Authority has no adverse comment to this application.

Conservation Officer

66 is an attractive detached property that is located within the Emsworth Conservation Area. The site by virtue of its position so close to the Mill Pond is particularly prominent. The existing garage is a modern construction possibly built in the 1960s. Whilst the garage is a modern structure its design and scale ensures it sits fairly comfortably into its surroundings. I therefore determine that the existing structure has a neutral impact on the character of the area. Subject to an appropriate replacement I would therefore not resist the demolition of the existing garage. The proposed replacement garaging is larger, with space internally for a car and a potting shed. From the plans provided the structure does not appear to be visually intrusive and therefore would not harm the character of the conservation area. Overall, the design of the building is neat and appropriate for the site, with timber cladding and suitably sized openings. There will be a slight increase in the height and footprint of the garage but as stated above I believe the design and orientation of the building has largely overcome this.

To conclude the use of good quality materials will be key to the successful integration of this new building. Ideally the cladding would be allowed to weather to a natural silver grey.

Conditions:

- Material samples to be submitted
- Details of windows 1:20 elevations & 1:5 sections

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

Statutory advertisement: 13/05/2016

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) Impact upon the AONB and Conservation Area
- (v) Flood risk issues

(i) Principle of development

7.2 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

7.3 It is considered that the replacement of the existing garage in terms of the scale and design will not have a detrimental impact on the streetscene. The new garage, although larger in scale than the existing, will be set further back within the grounds of the property and will be constructed of timber cladding, with timber garage doors, which will be sympathetic to the waterfront location, and, in fact, more in-keeping than the existing brick built garage with a white roller shutter door.

(iii) Impact upon residential amenity

7.4 No objection letters have been received with regard to the application. To the south of the property is the car park to Emsworth Sailing Club, the Mill Pond lies to the north and east, and to the west is 50 Bath Road which is a large detached house with three storey elements and which lies approximately 25m from the proposed garage. It is therefore considered that the replacement garage would not 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

- 7.5 The submitted application is sympathetic in terms of the scale and proposed materials, which are considered to have a minimal impact on the to the AONB and Conservation Area. The replacement of a brick structure with one of timber clad construction with clay tiles to the roof will ensure the structure blends well with the development to the west of the site. The application also proposed new soft landscaping to either side of the garage to be in line with the Chichester Harbour Conservancy Guidelines, therefore complying with policies CS11, DM8 and DM9 of the Havant Borough Core Strategy 2011

(v) Flood risk issues

- 7.6 The site is identified as being in a Flood Zone 3 area, however as the application is purely to replace the garage, it is considered that the works would not cause any increase in flooding risk to the occupiers of the property and therefore complies with policy CS15 of the Havant Borough Core Strategy 2011.

## 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 AONB or 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00454 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 details of windows have been received (1:20 elevations and 1:5 sections), and 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 development hereby permitted shall be carried out in accordance with the following approved plans:  
Location plan - received 28.04.16  
Block plan - 112 1.101  
Existing elevations - 112 0.010  
Proposed floor plan and east and west elevations - 112 1.212  
Proposed site plan and south and north elevations - 112 1.211  
Design and access statement - received 28.04.16  
**Reason:** - To ensure provision of a satisfactory development.