

APP/16/00242 – 4 School Lane Emsworth PO10 7ED

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 brickwork 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.

***Policy Framework considered –**

NPPF paragraphs 14, 17, 56-58, 60, 64, 99, 109-113 and 115, Section 12; NPPG: ID6, ID7, ID8, ID18a, ID21a, ID21b, ID26; Havant Borough Local Plan (Core Strategy) 2011 - CS11, CS12, CS14, CS16, CS17, DM9; ; Havant Borough Local Plan (Allocations) 2014 - AL1, AL2; Emsworth Conservation Area Character Appraisal and Management Plan; Chichester Harbour AONB Management Plan 2014-2019: LS1, BD1, BD2, BD3, HE1; CHC Planning Guidelines B2, B3; Chichester Harbour AONB Design Guidelines for New Dwellings and Extensions; Emsworth Design Statement.

24.3.16 - issued under Conservancy Officer Delegated Powers

Yours sincerely

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