
Site Address:	7 Bath Road, Emsworth, PO10 7EP		
Proposal:	Demolition of existing garage and erection of new garage; partial demolition of rear extension and erection of replacement rear extension.		
Application No:	APP/15/01248	Expiry Date:	29/12/2015
Applicant:	Mr J Fairfax	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a 1930's two storey end of terrace property with a detached garage to the rear accessed by a shared shingle driveway, situated in Emsworth Conservation Area. It has a pitched tiled slate roof and elevations of red multibrick. The rear garden has a slight incline and is in excess of 25 metres in length consisting of a patio area, shrubs, trees and a shed. The existing detached garage is at the eastern end of the garden close to the property. There is a 1.8 metre high hedge to the northern boundary and a 2 metre high hedge and gate providing rear access to number 8 Bath Road to the southern boundary. The western (rear) boundary is obscured by the existing shed which extends across the width of the site.
- 1.2 The adjoining two storey terraced property to the south is of a similar age, style and design, as is the property to the north, which is end of terrace. Emsworth Telephone Exchange building is to the rear of the site and the front of the property faces onto Emsworth Mill Pond. 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/14/00908 - Proposed demolition and erection of new garage and single storey rear extension, permission granted 5/11/2014, but not implemented.

3 Proposal

- 3.1 The proposal is for the erection of a new garage and to enlarge the existing rear conservatory (revised application) The conservatory will be extended by 1 metre in depth, 4 metres in width with a new mono-pitched roof over the resulting extension of 5.8 metres in width, 2.2 metres to the eaves and a total height of 3.5 metres. The new garage is 6.3 metres in depth, 3.4 metres in width with a pitched roof of 1.8 metres to the eaves and 3.4 metres to the ridge. The garage is to be situated approximately 3 metres further west than that of the garage permitted under APP/14/00908

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)
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

Conservation Officer

Comments based solely on a desktop assessment.

The proposals are set well back from the street frontage and will have limited impact on public views, as the site is well contained by surrounding development. The proposals will in my view have a neutral impact on the character and appearance of the conservation area. No objection.

County Archaeologist

No archaeological issues (comments as per previous application).

Arboriculturalist

No arboricultural objection, providing method statement previously submitted dated 29 April 2015 is adhered to.

Development Engineer - Highways

No adverse comment.

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: 2

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

Statutory advertisement: 20/11/2015

Number of representations received: 1

One letter of objection has been received raising the following concerns:

- 6.1 Proposed increase in size and height of garage would be out of character.
- 6.2 Size of garage door indicates the garage will not be used for the storage of a car.

- 6.3 The lack of drainage provision given the proximity of the garage to the property boundary.
- 6.4 Removal of existing asbestos and the resulting noise smell and fumes during construction.
- 6.5 Hours of operation.
- 6.6 Rights of access for properties at numbers 5, 6 and 8 Bath Road.
- 6.7 Position of silver birch tree.

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
- (iii) Effect on the Conservation Area
- (iv) Effect on neighbouring properties

- (i) Principle of development

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

- (ii) Appropriateness of design

- 7.3 The proposal is for a small single storey rear addition to the existing conservatory with a new roof over the resulting extension and the construction of a replacement detached garage, which is to be set further into the rear garden than the proposal previously granted under APP/14/00908. The proposed materials would comprise a mixture of brick, glass and timber cladding which are considered to be appropriate to the main dwelling and the context of the conservation area. The garden of the property is of a generous depth and it is considered the proposal would not result in overdevelopment of the site and the remaining amenity space would not be compromised. The design and appearance of the extension and the replacement garage is deemed appropriate in context to the main building, enhancing the overall appearance of the property and is therefore considered to be acceptable.

- (iii) Effect on the Conservation Area

- 7.4 The property is an unlisted building in Emsworth Conservation Area and the proposal is for a small addition to the existing conservatory with a new roof over the resulting extension and a replacement garage set back into the rear garden. Due to its location it would only be partially visible from the public realm and is therefore deemed any impact on the Conservation Area would be minimal. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations).

- (iv) Effect on neighbouring properties

- 7.5 The proposed rear extension would result in a small addition to the existing conservatory with a new mono-pitched roof and does not project beyond the line of the adjoining extension at number 8 Bath Road. Concern has been raised about the increase in the size and use of the replacement garage which is to be situated approximately 3 metres back from the location of the existing garage, with a modest increase to the existing dimensions of 0.8 metres in width and height. Although the garage is to be built close to the northern boundary, the roof pitches away from the neighbouring property at number 6, reducing the perception of the building being overbearing. Supporting information has been submitted confirming that the garage will be used to store the applicant's motorcycle with occasional use as a sun room and a condition is recommended to ensure the use of the garage is ancillary to the main dwellinghouse.
- 7.6 The absence of any drainage provision for the replacement garage is not a planning issue, however, it is recommended an informative is added to the decision notice advising the applicant to ensure any drainage provision is within the curtilage of the application site. If there is any encroachment into the neighbouring property a further planning application may be required.
- 7.7 The scale of the development would not typically warrant a condition to control the hours of operation of the construction and it is advised that any concerns regarding any noise during building works or the removal of the asbestos would be an issue for the Council's Environmental Health Section.
- 7.8 The right of access serving numbers 5, 6 and 8 Bath Road is not a planning issue, but a civil matter and would require resolution with the applicant. However, it is recommended an informative is added to the decision notice advising the applicant to ensure they have adequate rights to any means of access which are to be utilised in the implementation of the planning permission.
- 7.9 The position of the silver birch tree is shown on block plan and tree protection plan as being situated in the garden immediately to the north of the application site, number 6 Bath Road.
- 7.10 The extension would not project beyond the line of the existing flat roof extension adjacent to the shared boundary with number 8 Bath Road and the replacement garage is only slightly wider and higher than the existing and is to be situated no closer to the property at number 6 Bath Road. It is therefore considered that the development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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 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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01248 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 garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate unit of accommodation.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development must be undertaken in accordance with the Arboricultural Impact Assessment and Tree Protection Plan dated 29/04/2015 supplied by Kim Gifford, Arboricultural Consultant.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Existing property rear and side elevations and floor plan
Existing garage elevations and floor plan
Proposed garage elevations and floor plan
Proposed property rear and side elevations and floor plan
Design, access and heritage statement dated 3/11/2015
Flood risk assessment dated 27/08/2014
Arboricultural Impact Assessment and Tree Protection Plan dated 29/04/2015

Reason: - To ensure provision of a satisfactory development.