
Site Address:	3 Pelham Terrace, Emsworth, PO10 7JB		
Proposal:	Ground floor oriel window.		
Application No:	APP/15/00331	Expiry Date:	28/05/2015
Applicant:	Dr Carapiete	Team:	Team 2
Agent:	Vanags	Case Officer:	Bee Crawford
	Andrew Vanags		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey end of terraced property, situated in Emsworth Conservation Area. It has a pitched and barn hipped brown tiled roof with elevations of red multibrick and an oriel window at first floor level on the front elevation. The site is level with a small paved front forecourt which is enclosed by metal railings.
- 1.2 The adjoining neighbouring two storey property of a similar age, style and design is to the south east, with the property to the north west being a first floor flat over a block of garages, one of which belongs to number 3 Pelham Terrace. The area is of medium density with a mixture of two storey semi-detached and terraced properties and flats on a modern development in Emsworth Conservation Area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a ground floor oriel bay window to the north west elevation of the property of 0.3 metres in depth, 2 metres in width with a mono pitched and hipped roof to a height of 2.9 metres. The window is 0.9 metres from ground level.

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
DM20 (Historic Assets)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No response received.

Conservation Officer

Raise no objection.

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: 10

Number of site notices: 1

Statutory advertisement: 24/04/2015

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) 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 the addition of an oriel bay window to the north west elevation, with the proposed materials matching the existing. The design and appearance of the proposal is judged appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. It is therefore deemed there would be no adverse impact on the existing streetscene or the visual amenity of the locality.

(iii) Effect on the Conservation Area

7.4 The property is an unlisted building in Emsworth Conservation Area and the application is for a ground floor oriel bay window in the side elevation of the property.

Due to its location it would be visible from the public realm, however it is a relatively minor proposal and the design and appearance of the proposal is judged appropriate in context to the main building is not considered to result in detriment to the Conservation Area . 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 new window would result in a small addition to the side elevation of the property and would not be visible from the adjoining property at number 4 Pelham Terrace. It would be perceptible from the first floor flat at number 2, however it is considered it would not result in any loss of privacy to the property and any impact would be negligible.
- 7.6 Any right of access serving number 2 Pelham Terrace 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.
- 7.7 The window is a relatively minor addition and whilst it would be visible from the streetscene, it is considered that the development is unlikely to lead to overlooking or appear overbearing to the properties immediately adjacent to the application site.

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.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00331 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No 1501/02	Location and block plan
Drg No 1501/03	Existing floor and elevations plan
Drg No 1501/01	Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.