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|-----------------|--------------------------------------|---------------|------------------|
| Site Address:   | 4 The Fishermans, Emsworth, PO10 7BS |               |                  |
| Proposal:       | Removal of wall.                     |               |                  |
| Application No: | APP/15/01043                         | Expiry Date:  | 12/11/2015       |
| Applicant:      | Mr Trembath                          | Team:         | Team 2           |
| Agent:          | Mr Davies                            | Case Officer: | Rachael McMurray |
|                 | Helyer Davies Architects             |               |                  |
| Ward:           | Emsworth                             |               |                  |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site is located in the Fisherman's in Emsworth Conservation Area. No. 4 comprises a two storey detached dwelling of brick and tile construction and is located in the corner of the cul-de-sac. It has a double width garage attached to the north/side elevation with a driveway in front. Part of the driveway is enclosed by a 2m high brick wall which has a return section which attaches to the main dwelling.

## **2 Planning History**

None relevant

## **3 Proposal**

Removal of the section of wall which forms part of the front boundary across the driveway

## **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

DM20 (Historic Assets)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

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

Conservation Officer:

The wall appears to have been built as part of the original development to help screen the garage and drive. It forms part of a small cul-de-sac containing a cluster of detached dwellings. The impact outside the immediate site would be

limited. I do not feel it is contentious from a conservation area point of view. No objection.

Environment Agency:  
No comment

Chichester Harbour Conservancy:  
No objection subject to the footprint of the wall being finished with tarmac or a line of bricks levelling with the tarmac.

Case Officer Note:  
The agent has confirmed that the footprint of the wall would be infilled with tarmac to match the existing driveway.

## **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: 0

Number of site notices: 1

Statutory advertisement: Not applicable.

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) Effect on the conservation area

Whilst the Fishermans is located within the Emsworth Conservation Area, the properties within the cul-de-sac are of a more modern design (1960s) compared to some of the more historic properties close by. The loss of the wall therefore is not considered to result in a adverse impact to the character of the streetscene or the main property. It would improve the accessibility to the dwelling and open up the front elevation within the streetscene. The Council's Conservation Officer does not raise any objections.

## **8 Conclusion**

The application is 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/15/01043 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Existing and proposed plans - DN: 15153/01

**Reason:** - To ensure provision of a satisfactory development.