
Site Address:	23 South Street, Emsworth, PO10 7EG		
Proposal:	Alterations and additions for conversion from a dwelling to a boutique hotel including link to adjacent restaurant (C1 to C3), approved under APP/14/01165.		
Application No:	APP/15/00928	Expiry Date:	29/10/2015
Applicant:	Mr Ralls	Team:	Team 2
	Oyster Pearl Ltd.		
Agent:	Mr Critchley	Case Officer:	Rachael McMurray
	Martin Critchley, Architect		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on South Street in Emsworth, in the centre of the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty. Located within the defined town centre, South Street is a mixture of residential dwellings and commercial units. There is a public car park located at the rear of the site which has entry and exit points on South Street. No. 23 South Street is a two-storey detached property, built alongside No. 25, (a listed building currently under conversion to a restaurant) and No. 21, a public house. There is a row of listed terraced cottages opposite the site. No. 23 is of post-war construction, finished with a painted render and clay roof tiles. It has an enclosed rear yard with a detached outbuilding.

2 Planning History

None relevant

3 Proposal

The proposal is for the conversion of the existing dwelling into a boutique hotel with the addition of a two-storey rear extension, raising the ridge height of the main roof to provide accommodation in the roof space, front and rear pitched roof dormer windows and a glazed atrium which will link into the adjacent building which is currently being converted into a restaurant and bar. This site and the subject site are under the control of the same applicant, who intends to run the restaurant and hotel as complementary businesses.

The hotel would include seven en suite rooms, a reception area and a restaurant seating area which would be located within the glazed atrium. This would include a link door into the adjacent restaurant. The main entrance into the hotel would be from South Street. The external space at the rear would include a bike and bin store.

In terms of materials, the proposed finish would be render and stone coloured paint. All new windows would be painted softwood. The new roof would include lead dormers and external slates on the roof of the new extension. The glazed atrium would include a wooden frame also.

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))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS5	(Tourism)
DM10	(Pollution)
DM14	(Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
AL3	(Town, District and Local Centres)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 **Statutory and Non Statutory Consultations**

Chichester Harbour Conservancy:

Whilst it is a shame that the chimney is not being kept, I note HBC Conservation Officer does not feel it contributes much to the Conservation Area and that the existing roof tiles are in poor condition, so should not be salvaged and re-used.

Whilst the raised roof would be slightly higher than the Coal Exchange PH to the north, I see from the Sectional Drawing that the architect has done his best to keep the raised roof ridge as low as is practicable.

The dormer proportions and numbers of dormers have also improved. Removal of the parapet feature will mean the eaves will at least be contiguous with the Coal Exchange.

Overall, the Conservancy, using full officer delegated powers, removes its earlier holding objection sent 21.10.15, subject to 2 particular planning conditions – 1) that the overall ridge height be limited to that shown on sectional drawing 1530-601A and that a good quality plain clay tile, with proper bonnet tiles for hip ridges be agreed before being built out.

Officer Comment:

A materials condition and maximum ridge height condition is recommended.

Natural England Government Team:

Statutory nature conservation sites - no objection.

Conservation Officer:

In relation to the revised details I can confirm that I am now happy with the proposals. The changes have ensured that the scheme will sit more comfortably within the streetscene and will not look out of keeping in the conservation area. The following conditions should be attached to any permission given:

- 1) Material Samples to be submitted
- 2) Window and door details 1:20 & 1:50 to be submitted
- 1) **No work shall start on site until** details to a scale of not less than 1:20 elevation of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.
Reason - In order to safeguard the special architectural and historic interest of the area.

Development Engineer:

No objections. Cycle storage to be provided.

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: 44

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Three letters of support have been received which all welcome the conversion of the dwelling and encourage a new business in the town centre.

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 the design within the conservation area and AONB
- (iii) Impact on the neighbouring properties
- (iv) Effect on the town centre
- (v) Parking
- (vi) Developer Contributions

(i) Principle of development

The application site is situated within a town centre location as defined by Policy CS4 of the Local Plan. The proposal is for a tourism use which is defined by CS4 as a town centre use. Policy CS5 states that planning permission will be granted for appropriate development proposals that provide hotel and other types of tourist accommodation. The principle of development is therefore acceptable subject to other development management considerations. The impact on the vitality and viability of the town centre is discussed in more detail below.

(ii) Appropriateness of the design within the conservation area

The site is located on South Street within the heart of the Emsworth Conservation Area. It is also immediately adjacent to a Grade II listed building. As such, local plan policies CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough), Policy CS16 (Design) and Allocations Plan Policy DM20 (Historic Assets) are relevant. Policy CS11 advises that planning permission will be granted for development that protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas.

Whilst the existing building is located within the conservation area and adjacent to a listed building, its post war design is not in keeping with the more historic urban character of South Street and as such, an improvement would be welcomed as an enhancement to the conservation area. The amended design includes a slight raising of the ridge height, so the building would be taller than the adjacent buildings. However it is considered that as the height increase is modest, it would not result in the building appearing incongruous when viewed in context.

The design would include Georgian style windows and pitched roof dormer windows which tie in with other properties along the streetscene. The rear extension would feature a pitched roof and would be suitably subservient to the main building, as would the glazed atrium. Both would tie in well with the existing building and would feature matching materials where possible. The Conservation Officer has been consulted on the amended plans and has advised that the design would sit comfortably within the context of the conservation area and therefore accords with policies CS11 and CS16. A condition should be imposed to request details of all materials so that the best possible design finish can be achieved.

The development is located in Emsworth Historic town centre which contributes to the character and appearance of the Chichester Harbour AONB. The proposal is considered to enhance the town centre and would have a positive impact on the AONB.

(iii) Impact upon neighbouring properties

The neighbour to the south of the site No. 25 is the restaurant business which will operate in conjunction with the hotel. The neighbour to the north at No. 21 is the Coal Exchange Public House. This has a large extension at the rear which extends along the shared boundary. The proposed two-storey extension would extend out by 5.5m and would include a hipped corner on the gable end of the roof. The extension would not impede past the rear building line of the adjacent extension so the visual impact of the extension, from the pub garden at the rear of No. 21, would be limited. No windows are proposed for the north elevation of the extension.

(iv) Effect on the town centre .

Policy CS4 supports development proposals which enhance the evening economy of the town centres, retain and enhance local markets, supports small and independent businesses and encourages high quality, mixed use development in designated centres that retain active ground floor frontages. The hotel would attract a flow of visitors to the town centre, providing the opportunity to utilise other small businesses such as pubs, restaurants and shops. Whilst the ground floor would be not active in terms of a shop front, it would be more active as a result of visitor arrivals and departures than the existing dwelling which offers no active frontage. It is considered that the loss of a dwelling is outweighed by the benefits of a new business within a designated town centre location.

Policy CS5 supports proposals which provide additional hotels in the Borough and identifies Emsworth Town Centre and its harbour as distinctive tourism locations. It also advises that town centres will be favoured for new hotels in order to promote their vitality and viability. The proposal therefore accords with both policy CS4 and CS5 by offering a new hotel in both a defined town centre location and recognised tourism hub.

(v) Parking

The proposal does not include any specified parking provision for visitors or staff. However, this is similar to the majority of other businesses within the town centre. Immediately to the rear of the site is a large public car park which can provide overnight parking (free from 6pm to 8am) with no barriers and on street parking and other car parks are within reasonable walking distance. Being located within a town centre, the site is also sustainable in terms of being accessible via bus and train. A bike store is provided in the rear external space with long stay cycle parking for staff. The bike and bin store would be accessible through the atrium. The Highways Officer has been consulted and does not raise any objections.

(vi) Developer Contributions

No contributions are required for this development.

8 Conclusion

In light of the above considerations, the application is 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/15/00928 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 Conversion of the building and construction of the extensions hereby permitted shall not commence until samples and details of all external facing and roofing materials including materials for the proposed atrium shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to the installation of any external lighting to the front elevation, details shall be submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting of the front elevation other than as thereby approved.

Reason: To safeguard the amenities of the locality, the Emsworth Conservation Area having due regard to policies CS11, CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2012.
- 4 Conversion of the building and constructions of the extensions hereby permitted shall not commence until 1:20 or 1:50 scale drawings and details of all new windows and doors including sections shall be submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved window and door details shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Conversion of the building and construction of the extensions hereby permitted shall not commence until drawings and details to a scale of not less than 1:20 of the new dormer windows and their decorative finishes, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be retained thereafter.

Reason: In order to safeguard the special architectural and historic interest of the area and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The provision of the bin store and cycle storage shed within the external yard area as shown on the proposed plan (DN: 1530-304c) shall be provided prior to the hotel hereby approved being brought into use and retained for those purposes thereafter.

Reason: in the interests of the amenity of the site and having due regard to Policy CS16 DM10 and DM14 of the Havant Borough Local Plan (2011), and the National Planning Policy Framework 2012.
- 7 The maximum ridge height of the extended building shall be as shown on section drawing number 1530-601A and shall not increase the existing ridge height of the building by more than 0.39 metre.

Reason: To accord with the submitted details and to ensure that the altered building has an acceptable scale in the street scene in the interests of the character and appearance of the Conservation Area having due regard to

policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement 2012.

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

Proposed ground, first and second floor plans - DN: 1530-304 C

Existing and proposed roof plans - DN: 1530-305 B

Proposed East and North elevations - DN: 1530-406 B

Proposed West and South elevations - DN: 1530-407 B

Location and block plans - DN: 1530-203 C

Existing and proposed sections - DN: 1530-601 A

Reason: - To ensure provision of a satisfactory development.