
Site Address: 23 Tower Street, Emsworth, PO10 7BH
Proposal: Demolition of existing side lean to extension and construction of single storey side extension. Conversion of existing detached garage to studio. Replacement railings and gate to front boundary.
Application No: APP/15/00248
Applicant: Mr Davies
Agent: Mr Helyer
Ward: Emsworth

Expiry Date: 24/04/2015
Team: Team 2
Case Officer: Daphney Haywood

Helyer Davies Architects

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey cottage fronting onto the harbour. The property, which is statutorily listed, is served by a relatively long drive with access off Tower Street.

2 Planning History

APP/15/00249 Listed Building Consent for demolition of existing side lean to extension; external and internal renovation and refurbishment works. Not yet determined

3 Proposal

Demolition of existing side lean to extension and construction of single storey side extension. Conversion of existing detached garage to studio. Replacement railings and gate to front boundary. Additional information has been submitted to clarify the details of the works.

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)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Arboriculturalist No comments to make

Chichester Harbour Conservancy No objection but requests that samples of materials to be agreed prior to construction.

Environment Agency No adverse comments

Conservation Officer No objection subject to a samples condition.
Countryside Access Team Protected/notable species within 50m

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: 4

Number of site notices: 1

Statutory advertisement: Yes

Number of representations received: 0

7 Planning Considerations

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) Impact upon the streetscene/harbour frontage and the Conservation Area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene/harbour frontage and the Conservation Area

The property occupies a prominent location fronting onto the harbour. The proposed works are modest in scale and are of sympathetic design and will not adversely impact the visual amenities of the area. As such the proposal is considered to accord with Policies CS11 and CS16 1 c.

(iii) Impact upon residential amenity

The adjoining property to the east is sited some distance from the boundary. The proposed works including the conversion of the garage to a studio are not considered to result in an adverse impact, subject to a condition preventing additional openings in the elevations of the studio. In respect to the property that lies to the west this has a single storey lean extension closest the boundary with a number of roof lights. The replacement side extension, which will be only slightly larger than the existing is not considered to result in loss of outlook or light, and complies with the provisions of Policy CS 16 1 e.

8 Conclusion

The proposed works are considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00248, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site plans 14169-05
Existing drawings 14169-01
Proposed drawings 14169-02 Rev A
Proposed drawings 14169-03
Front gates 14169-04

Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the development hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials including those for the front boundary and gate has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality 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.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the elevations of the studio building without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.