
Site Address:	Former site of St John Ambulance Headquarters, Convent Lane, Emsworth		
Proposal:	Variation of Conditions 6 and 10 of Planning Permission APP/13/00394 relating to obscure glazing and the code for sustainable homes.		
Application No:	APP/14/00300	Expiry Date:	16/05/2014
Applicant:	Mr J Sutherland	Team:	Team 2
Agent:	Ms Ruth Butler	Case Officer:	Daphney Haywood
	Ruth Butler Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is an area of land to the rear of Highland Road, accessed via Convent Lane in Emsworth, with the vehicular access coming from the Havant Road end of Convent Lane.
- 1.2 The site is the former headquarters of St Johns Ambulance, and their former storage buildings remain on site in the north eastern corner. The building is single storey in height. The remainder of the site is level and mainly laid to hardstanding. The site boundary is a 1.8m close boarded fence running round the entirety of the site. There are few shrubs or planting on the site, which has a derelict appearance.
- 1.3 The site lies within a residential area and is surrounded by residential development of mainly 2 storeys in height, some of chalet style, forming a mix of terraced, semi detached and detached properties.
- 1.4 To the north of the site is a garage compound consisting of single storey garaging in blocks. To the south of the site is the access road to the site (Convent Lane). To the east of the site are relatively new detached properties of a chalet bungalow/2 storey style.
- 1.5 To the west of the site is a row of terraced properties with their rear gardens backing onto the site. There is a narrow footpath running beyond the boundary fence of the terraced properties separating the site from the terrace (Highland Road).

2 Planning History

APP/13/00522

Extension of time limit for implementation of Planning Permission APP/10/00669 to Reserved Matters Application for 1No. 4 bed chalet bungalow relating to scale, appearance, layout, access and landscaping following Outline Planning Permission 08/58345/004.

APP/13/00394

Construction of 1No. 4 bed dwelling and detached garage with associated parking, landscaping and access from Convent Lane. Permit June 2013

APP/11/00080

Reserved Matters Application for 1No. 4 bed chalet bungalow relating to scale, appearance, layout, access and landscaping following Outline Planning Permission 08/58345/004. Permitted. 15/04/2011

APP10/00669

Reserved Matters Application for 1No. 4 bed chalet bungalow relating to scale, appearance, layout, access and landscaping following Outline Planning Permission 08/58345/004. This application showed a garage wing forming an 'L' shaped development with first floor accommodation above and dormer windows on the north and south elevations. Refused 16/12/2010

APP/10/00396

In September 2010 a Reserved Matters Application pursuant to the outline consent was refused

08/58345/004

Outline planning permission was granted on 22/10/2008 to demolish the existing buildings on site and construct a chalet style detached home.

All matters of detail were reserved for the subsequent Reserved Matters Application. The indicative plans showed a dwelling with first floor accommodation contained entirely within the roof space with a ridge height of approximately 6.6m and a half hip facing the rear gardens of properties in Highland Road.

08/58345/003

Outline planning permission was refused on 9 July 2008 for the demolition of the existing hall and garage and construction of 1No. 3 bed detached house with attached garage and new vehicular access onto Havant Road. All matters were reserved and the indicative plans showed a full two storey development with roof above

3 Proposal

Variation of Conditions 6 and 10 of Planning Permission APP/13/00394 relating to obscure glazing and the code for sustainable homes.

6 The bathroom window in the south elevation of the building shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.

10 The development hereby permitted shall not be commenced until an Interim Certificate of Compliance with the Code for Sustainable Homes has been submitted to and approved in writing by the Local Planning Authority. The Certificate shall demonstrate that the development will attain a minimum standard of Level 3 in accordance with the Code. The development shall be carried out only in accordance with the details the subject of the Certificate

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation) comments as for APP/13/00394

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: 22

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: To limit the obscuration of the bathroom window to only 1.8m is insufficient. Although this is above the height of the 'eye line' of the average person, for many tall people, it is not. The obscuration should therefore be at least to a height of 1.9m, preferably to 2.0m.

Comment: The proposal has been amended to limit the obscuration of the bathroom window to 2m.

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) Effect on neighbouring properties
- (iii) Effect on the streetscene
- (iv) Environmental considerations

(i) Principle of development

7.2 The site is designated as being within a defined urban area in the Local Plan and therefore, development is acceptable in principle subject to the implications of its design, layout and the effect on neighbouring properties.

(ii) Effect on neighbouring properties

- 7.3 In respect to the variation of condition 6 the proposal has been amended to provide obscure glazing of the bathroom window to 2m and this is considered acceptable to retain privacy.

(iii) Effect on the streetscene

- 7.4 The proposal will have little or no impact on the street scene.

(iv) Environmental considerations

- 7.5 In respect to condition 10 to vary the condition relating to the requirement to submit an Interim Certificate of Compliance with Code 3 of the Code for Sustainable Homes a preliminary assessment has been provided which shows a design stage score in excess of Code 4. The assessment score is 69.5 and Code 3 requires 57 points and Code 4 requires 68 points. Additionally all of the mandatory energy and water credits for Building Regs are satisfied.

- 7.6 The proposal relates to an architect ^{designed} dwelling which has been designed to be very sustainable. Condition 10 has been imposed to ensure the development complies with Policy CS14 which required residential development on completion to satisfy Code 3. The supporting text identifies the requirements to make development more sustainable. Provided the development is constructed in accordance with the design stage assessment which would satisfy Code 4, or to Code 3, the requirements of the policy would be satisfied and variation of the condition to allow for this is therefore recommended.

8 Conclusion

- 8.1 The variation of conditions 6 and 10 would 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/14/00300

subject to the following conditions

- 1 The bathroom window in the south elevation of the building shall at all times be and remain glazed entirely with obscure glass up to a height of 2m above floor level, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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
- 10 The development hereby permitted shall be constructed in full accordance with the Code for Sustainable Homes Pre-Assessment Report dated the 25 April 2014 and in any event to a minimum standard of Level 3 of the Code for Sustainable Homes.

Reason: To ensure that the development is carried out in accordance with Policy CS14 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012