
Site Address:	40 Bath Road, Emsworth, PO10 7ER		
Proposal:	Single storey rear extension; 2 storey front extension including cladding.		
Application No:	APP/15/00333	Expiry Date:	04/06/2015
Applicant:	Mr & Mrs Colin	Team:	Team 2
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	Jimmy Bessant Architecture		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached two storey property with a car port and accommodation over providing access to the rear and a detached garage, situated in Emsworth Conservation Area facing onto Emsworth Mill Pond. It has a pitched and hipped brown tiled roof with elevations of red multibrick and tile hanging at first floor. The site is a generous size and has an east/west incline with open vehicular access to the front and an area of grass and shrubs with walls to the eastern and northern boundaries. The rear garden has a depth in excess of 30 metres with a large area of tarmac, grass, shrubs and a detached double garage and is enclosed by shrubs and 1.8 metre high fencing and a 1 metre high wall rising to 1.8 metres to the northern, western and southern boundaries.
- 1.2 To the north is a two storey end of terraced property situated forward of and at a lower level to number 40, a detached bungalow is to the south, the side aspect of number 42 Bath Road is to the rear and three storey terraced townhouses are opposite, beyond the mill pond. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties and bungalows of individual age, style and design, reflecting the nature of the conservation area.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a two storey front extension, double height front bay windows and balcony, alterations to the front including the widening of the vehicular access and paving of the garden, the infilling of the existing car port to create an enclosed garage and a single storey rear extension. The two storey front extension is 2.2 metres in depth, 3.9 metres in width with a pitched roof to an eaves height of 5.5 metres and a ridge height to a maximum of 7 metres. The bay window is 0.85 metres in depth, 2.9 metres in width with a pitched roof to an eaves height of 5.2 metres and a ridge height to a maximum of 6.9 metres and the balcony over the front door is 1.6 metres in depth, 2.1 metres in width with a glass balustrade to a height of 4.1 metres. The rear extension is to replace the existing conservatory and is 5.3 metres in depth, 6.35 metres in width with a pitched roof incorporating rooflights to an eaves height of 2.1

metres and a ridge height of 3.7 metres.

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

Conservation Officer

The project is similar to the proposals tabled at pre-application stage. I am content with what is proposed and satisfied it will meet the test of preserve or enhance. I would recommend a condition requiring the submission of sample external materials and finishes for approval in writing prior to the commencement of development.

Chichester Harbour Conservancy

No objection, but would request facing and roofing materials agreed through the submission of samples.

County Ecologist

The Bat Scoping Survey (The Ecology Co-op, April 2015) which was subsequently submitted, provides an assessment of the site's current potential for supporting bats. The bulk of the dwelling, and especially those areas to be directly impacted by the proposals, exhibits features considered unsuitable for supporting roosting bats. A single pipistrelle-type dropping was found adhered to hanging tiles on the northern elevation and is indicative of a bat having possibly roosted behind hanging tiles here. The ecologist recommends that this location is sufficiently removed from the proposed zone of works that impacts can be avoided and that no mitigation is required. Given the limited evidence recorded and the ability to retain the north-facing hanging tiles I would agree that a sensible precautionary approach is acceptable although some practical advice on impact avoidance would have been useful for the applicant. Measures such as making contractors (especially roofers and scaffolders) aware of the potential presence of bats (e.g. no blocking of bat access/egress by scaffolding) and preventing any incidental disturbance of tiles on the northern elevation will ensure that avoidance of impact is achieved.

If you are minded to grant permission, then it may be appropriate to add an informative note reminding the applicant of the legal protection afforded bats and that the work should be carried out sensitively to ensure that impacts continue to be avoided. Suggested wording:

Bats and their roosts are strictly protected under the Conservation of Habitats and

Species Regulations 2010. All work must stop immediately if bats, or evidence of bat presence (e.g. droppings, bat carcasses or insect remains), are encountered at any point during building works - should this occur, further advice should be sought from Natural England and/or a professional ecologist.

Development Engineer - Highways

The Highway Authority has no adverse comment subject to details of the new parking area shown to the front of the building being submitted (to ensure that it is porous and does not drain to the highway).

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: 8

Number of site notices: 1

Statutory advertisement: 03/04/2015

Number of representations received: 2

One letter of objection has been received raising the following concerns:

- 6.1 Drainage - a significant issue for the properties at 37, 38 and 39 Bath Road which have been subjected to flooding following a previous extension in 2000.
- 6.2 Northern boundary - the proposal requires the demolition of the boundary wall which has raised an ownership issue.

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
- (v) Drainage

- (i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable subject to development control criteria.

- (ii) Appropriateness of design

- 7.3 The proposal is to extend and renovate the property and in terms of volume is

considered to be subservient to the main dwelling. It is judged the proposal would enhance the external appearance of the property and that the design and appearance of the extensions are deemed appropriate in relation to the main dwelling meeting the requirements of policy CS16 of the HBLP (Core Strategy) and are 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 and therefore considered to be acceptable. A condition is recommended for samples and details of materials to be submitted prior to the commencement of the development to ensure that those of adequate quality are used appropriate to the conservation area, which is considered in the following paragraph.

(iii) Effect on the Conservation Area

- 7.4 The property is an unlisted building in Emsworth Conservation Area, set back approximately 12 metres from the road. The proposal is to extend and refurbish the property and includes a two storey front extension, front bay windows and balcony and a single storey rear extension. Conservation interest is limited to the front and side elevations visible from the public realm and it is noted there is a varied palate of materials used in Bath Road including comparatively recent developments of modern design to the south, to which the current proposal bears some similarity in terms of materials and overall form. It is therefore considered that the proposal would preserve the visual appearance and character of the area and Conservation Area. A design and access 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 two storey front extension has a depth of 2.2 metres and there are no windows in the northern elevation. It is higher than the existing gable, but lower than the main ridge height and slopes away from neighbouring properties. There is a 4 metre gap between the side elevation of the extension and the side elevation of number 39 Bath Road which is situated at a lower level and forward of the application site. The existing openings to the car port are to be infilled with timber cladding and high level windows. Whilst the property to the south is a bungalow set back slightly from number 40, the proposed two storey extension is approximately 8 metres away. There is a 1.8 metre gap between the properties and the new double height bay window is 0.85 metres in depth and set in from the southern elevation by 0.8 metres. It is considered there would not be a negative impact on the side window of the property.
- 7.6 The proposed single storey rear extension is to replace the existing conservatory and is approximately 4 metres from the northern boundary and in excess of 16 metres from the rear wall of the property at number 39. The height and depth is marginally more than the existing conservatory, although it consists of considerably less glazing and has high level windows and rooflights to the north and south elevations. It does not extend beyond the rear wall of number 41 significantly more than the existing conservatory and the design will reduce the current amount of overlooking.
- 7.7 Letters of support have been received from both adjacent properties, although concerns have been raised about the drainage; see 7.6 below and the ownership of the front northern boundary wall. However the agent has confirmed that the proposal falls wholly within the curtilage of the property and the applicants have been advised that this is a civil matter, in particular the wall, over which the Local Authority has no influence and which is not a planning consideration.
- 7.8 The garden of the property is of a generous depth, the property to the rear screened

by the existing garage, and it is deemed the proposal would not result in overdevelopment of the site and the remaining amenity space would not be compromised. It is therefore considered that the development is unlikely to lead to loss of privacy or appear overbearing to the properties immediately adjacent to the application site or the property to the rear.

(v) Drainage

- 7.9 Concerns have been raised regarding the provision of drainage at the property. The site is within an area of flood risk and the Highways and Drainage Engineers have asked for further details of the porous surface to the new enlarged parking area/driveway to the front of the property. In planning terms it is only the enlarged parking area/driveway to the front of the building which is subject to planning control, and the General Permitted Development Order requires that this must be made of porous materials or provision should be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. Given the wider flood risk in Bath Road, in order to minimise the risk of additional surface water outflow here, it is considered that a planning condition, seeking details of the porosity and drainage of this driveway is reasonable and necessary in this case.

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/15/00333 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 Construction of the development hereby permitted shall not commence until samples and details of all external materials and finishes 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, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 Prior to the construction of the enlarged parking area / driveway in front of (to the east of) the existing house, a typical construction cross section through the enlarged parking area / driveway showing permeability and/or provision for

surface water to drain on-site, shall be submitted to and approved in writing by the Local Planning Authority and shall only be implemented in accordance with those details.

Reason: To minimise the risk of additional surface water adding to flood risk in the locality in accordance with policies CS15 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drg No -01	Proposed site and location plan, site section/street scene
Drg No -02	Existing ground and first floor plan
Drg No -03	Proposed ground and first floor plan
Drg No -04a	Indicative 3d images
Drg No -04b	Indicative 3d images
Drg No -05	Existing elevations plan
Drg No -06	Proposed north and east elevations plan
Drg No -07	Proposed south and west elevations plan
Design and Access Statement	
Flood Risk Assessment	

Reason: - To ensure provision of a satisfactory development.