
Site Address: Emsworth Sailing Club, 55 Bath Road, Emsworth, PO10 7ES

Proposal: Demolition of existing shed on the north side of the main club building, and construction of a single storey extension to form part of the 'North Room'. Refurbishment works to repair fire damage.

Application No:	APP/14/00889	Expiry Date:	29/10/2014
Applicant:	Mr Korzilius	Team:	Team 2
Agent:	Mr Korzilius	Case Officer:	Tina Pickup
	Ellis Williams Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site, which operates as a sailing club, is located at the end of Bath Road in the Emsworth Conservation Area and AONB overlooking the harbour. The site comprises the following:

- Two-storey club house with external balcony area at first floor level on rear elevation.
- Outbuilding with changing rooms
- External swimming pool
- Sailing jetty
- Dingy park
- Car park accessed from Bath Road

The buildings are traditional brick and plain tile with white render on the sailing club building itself. In April 2014 a car drove into the front elevation and a fire broke out causing some damage to the front elevation.

2 Planning History

APP/12/00911 - Ground floor extension to create outdoor wet area; new outdoor deck at first floor; new external staircase; new external kitchen flue. Reconstruction of existing workshop/store to extend changing rooms. Construction of new store room building. Permitted 06/11/12 *NB/ condition 6 required a screen to north side of external staircase*

APP/12/01324 - Removal of condition 6 re provision of screen - permitted 11/2/13. The report notes that the occupier of No. 54 opposed the use of timber screening in that it would be unsightly and visually obtrusive and the alternative one-way glass was too reflective and unacceptable from Chichester Harbour Conservancy's point of view.

3 Proposal

This application follows the fire damage and seeks to repair and improve the front elevation. It proposes the demolition of an existing 'shed', a lean-to style utility room, on the north side and in its place the construction of a single storey extension to the

front, north, elevation, with associated refurbishment works. The front extension would have a depth of 1.84m and include a 7.2m wide extension plus 1.66m roof extension to create an open porch in the north east corner.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations), adopted July 2014

AL1 - Presumption in Favour of Sustainable Development

DM20 - Historic Assets

DM25 - Managing Flood Risk in Emsworth

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

FAO Ms L Park / Mr S Lawrence, Chichester Harbour Conservancy - none received
Natural England Government Team - Statutory nature conservation sites – no objection; protected landscapes - refer to Chichester AONB; protected species - refer to Natural England

Environment Agency, Planning Liaison - South Downs - no objection on flood risk grounds. Site located in flood zone 3 but proposal will not result in change to the flood risk vulnerability of the site. Recommend implementation of the flood mitigation and resilience measures set out in FRA. Also note as works near a sea defence then written permission of EA required.

Property Services Manager - [The Council retains ownership of the Mill Pond and Promenade which are adjacent to the land owned by the applicant but which does not form part of the planning application itself.](#)

[Having reviewed the proposals, I consider that the proposed development will have no adverse implications in respect of these holdings](#)

Rights of Way Officer - No plan showing public rights of way crossing or adjoining the site has been submitted, as required by Planning Practice Guidance, even though Havant Footpath no. 56 (part of the Solent Way long distance walking route) runs along the northern boundary of the site. We object to this application, on the basis that the proposed extension on the north side of the existing property would extend across and thereby obstruct this right of way.

Conservation Officer - This building lies at the southern extremity of the Emsworth Conservation Area. The proposals result from a fire earlier in the year. The opportunity is being taken in the reparation works to make functional improvements. The changes are relatively modest and in my view represent an overall improvement. The one negative aspect is the use of upvc windows, identified as a negative feature in the Emsworth Conservation Area Character Appraisal. However, given the present poor

fenestration, I do not feel it would be reasonable to sustain an objection solely on this issue. Therefore no objection raised.

Open Space Society

Hampshire Wildlife Trust, Beechcroft House

Royal Society for the Protection of Birds, 2nd Floor, Frederick House

Development Engineer

Economic Development - Commercial and Housing

Coastal Engineering

Crime Prevention -Minor Apps - no comment

Hampshire Biodiversity Information Centre - notes site adjacent priority habitat of Intertidal mudflats

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: 12/09/2014

Number of representations received: 1

Summary: this letter comments on both the current application and the consequences of the previous application:

this application: plans note relocating "holiday units" but not illustrated so reserve comments until explained; flood risk must be increased to adjacent properties as footprint of the club increased in part of road where flooding occurs rapidly; want committee room window in north elevation to retain its opaque film or be replaced with opaque glass and windows in ladies toilet also obscured;

previous application: comments re privacy - notes that step ladder used to demonstrate potential overlooking from staircase was far lower than balcony & stairs as constructed which provide higher and wider view over adjacent house and into windows which has lost all privacy; would like to see wood shielding to stairs and west end of balcony as part of current proposal; also congregating people on balcony noisy

Comment: the comments relating to APP/12/00911 are not relevant to the determination of this application which is purely for the demolition of the shed and front extension. Outstanding concerns regarding the balcony and stairs are not for this application.

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

- (iii) Effect on the Conservation Area and the AONB
- (iv) Effect on the Residential Amenity
- (v) Effect on Flood Risk the Right of Way

(i) Principle of development

- 7.2 The site is located in an urban area where development is considered appropriate in principle subject to other development control considerations. The location of the site within a Conservation Area requires greater care in the consideration of the details to ensure that the statutory duty to preserve or enhance the character of the Conservation Area is achieved.

(ii) Appropriateness of the Design

- 7.3 The proposed extension on the north elevation is in effect on the 'front' elevation when approaching from Bath Road and the siting of the building at the head of the road means that this north elevation is particularly prominent and a focal point from the street view. The design is however considered to be of an appropriate scale and mass to compliment the main building. During the course of the application there has been some debate over the pitch and material of the proposed roof, but the conclusion is to pursue as submitted which is a 35 degree pitch with plain tile and lead for the flat section on top. This matches the host building and whilst slightly bulkier than the other option considered, will nevertheless still be visually appropriate to both the host building and street scene.

(iii) Effect on the Conservation Area and the AONB

- 7.4 The proposal is for a modest extension to the north elevation only and so would not impact on the wider harbour view and AONB. As such it would not be intrusive to the setting and landscape and would have no adverse impact on the AONB. In terms of the Conservation Area, the site is located at the end of Bath Road and therefore visually prominent (as discussed above) but as also noted above the design is considered appropriate and the Conservation Officer considers an overall improvement to the existing/original pre-fire damage. Therefore it is considered that the proposal would preserve and enhance the character of the Conservation Area.

(iv) Effect on the Residential Amenity

- 7.5 As a single storey front extension, the nearest properties are across the road and some 10m away. There would therefore be no direct affect on the amenity of the nearest neighbours from the bulk and mass of the proposal. The objector, from No 54 Bath Road, has requested that the committee room window in north elevation retain its opaque film or be replaced with opaque glass, and similarly the windows in the ladies toilet also be obscured. However, being ground floor windows overlooking a public road, it is not considered necessary to require the ground floor north windows to be obscure glazed - views from within are not towards any private garden areas and would not impact on neighbouring amenity. The ladies toilet are on the first floor and the proposed 'refurbishment works to repair fire damage' includes replacing the windows on the north elevation. It is considered appropriate to condition the first floor ladies toilet and adjacent bathroom to be obscure glazed to prevent any first floor oblique views across to No 54's private garden.

(v) Effect on Flood Risk the Right of Way

7.6 The EA has not objected to the proposal noting that it will not result in any change to the flood risk vulnerability of the site. The Rights of Way officer has noted that Havant Footpath no. 56 runs along the northern boundary of the site and that the proposed extension would extend across and thereby obstruct this right of way. However, there is currently a low curved frontage boundary wall that sits at the back edge of the highway and presumably Footpath No 56. The proposal includes the demolition of the western half of this curved boundary wall and the footprint of the extension extends up to the inner edge of the wall - but not beyond it. The footprint of the extension is wholly within the red line application site and does not extend beyond the existing low boundary wall and therefore does not encroach further and obstruct the footpath. This objection is therefore considered unsubstantiated.

8 **Conclusion**

8.1 The proposed extension is considered a suitably sympathetic addition to the building in terms of scale, proportion, roof form and materials which would enhance the visual impression of the front elevation in this prominent location. The proposal is considered to comply with policy CS16 and would preserve and enhance the character of the Conservation Area. It is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00889

(A)

(B) 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 external materials to be used shall match in type, colour and texture those on the existing building.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The first floor windows in the north elevation serving the ladies toilet and bathroom shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscurity no less obscure than that which is provided by Pilkington's Texture Glass Obscurity 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.

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

OS Map Drawing No AE(00) 00
Existing Site Plan Drawing No AE(00) 01
Proposed Site Plan Drawing No AG(00) 01
Existing Elevations Drawing No AE(01) 05 Rev A
Proposed Elevations Drawing No AG(01) 03
Existing Elevation and Section Drawing No AE(01) 06
3D Views Drawing No AG(01) 07
Existing Ground Floor Plan Drawing No AE(01) 03
Proposed Ground Floor Plan Drawing No AG(01) 01
Proposed First Floor Plan Drawing No AG(01) 02
Existing First Floor Plan Drawing No AE(01) 04
Proposed Section and Elevations Drawing No AG(01) 04

Reason: - To ensure provision of a satisfactory development.