
Site Address: Rear of 57A High Street, Emsworth, PO10 7AN
Proposal: Conversion of first floor store to rear of property to a one bedroom flat incorporating access through ground floor lobby and replacement of flat roof area with pitched roof, replacement rooflights and one new window and use of part ground floor as integral garage.
Application No: APP/14/00426
Applicant: Mr and Mrs S Wright
Agent: Mr J Groom
John Groom Chartered Architect
Ward: Emsworth

Expiry Date: 04/07/2014
Team: Team 2
Case Officer: Rachael McMurray

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the corner of the High Street and King Street in Emsworth Town centre and is within the designated conservation area. It comprises a three-storey building which comprises a retail unit (chemist) and storage unit at ground floor, residential flats on the first and second floors and a empty storage room at the rear of the first floor flat, which is accessed via an existing internal staircase. This storage is area is the subject of this application. The building is a Grade II listed building.

2 Planning History

06/52726/017

Conversion of store to rear at first floor level to one 2no. bedroom flat. Permitted. (LBC also granted)

94/52726/005

Conversion of store to rear at first floor level to one 2no. bedroom flat. Permitted. (LBC also granted)

3 Proposal

Conversion of the first floor storage room into a one bedroom flat incorporating access through the ground floor lobby, one new window and use of part of ground floor as an integral garage,

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)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:

Comments based on desktop assessment only. I have previously visited the property and have knowledge of the general arrangement. The works involve a utilitarian flat roofed rear attachment for which it is safe to assume there is no significant architectural/historic interest. The issue therefore is primarily one of design. For what falls within the confines of the applicant's ownership, the proposals represent a marked visual improvement. I therefore support the overall concept.

If minded to grant permission, a consent would need to condition materials, window and rooflight details. As a guide would be seeking painted full height flush framed timber casements, conservation rooflights i.e designed to sit tight in the roof plane and sub-divided with glazing bar(s) to give more traditional appearance. The application proposes slate/tile. I suggest probably most suited to a good quality plain clay tile. From memory the applicant produced window details for earlier work for adaptation of the current flat, so should be familiar with the requirements.

Building Control, (Fire Access Consultation):

Means of escape may be an issue on the window opening size. (This will be added as an informative)

Chichester Harbour Conservancy:

No comments received

Development Engineer:

No objections

Crime Prevention -Minor Apps:

No comments received

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: 14

Number of site notices: 1

Statutory advertisement: 16/05/2014

Number of representations received: 0

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 and effect on the Emsworth conservation area
- (iii) Effect on the neighbouring properties

- (i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject other development control considerations.

- (ii) Appropriateness of the design and effect on the Emsworth conservation area

7.3 The change of use of the storage area to a flat would require minimal external changes and would not be visible from the public realm of the conservation area. The storage unit is currently vacant and use of the shop would not be affected and as such, there would be no commercial impact on the vitality and viability of the town centre.

- (iii) Effect on the neighbouring properties

7.4 The existing flats within the building would not be affected by the proposal as the access to the flat already exists internally within the building. As minimal external changes are proposed, the neighbouring properties to the site would also not be affected. No objections have been received.

8 Conclusion

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/14/00426 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:

Design, access and heritage statement received on 17/4/14
Site Plan - P1
Block Plan - P2
Existing GF Plan - 14/276/6
Proposed FF Plan - 14/276/7
Plans, elevations and roof plans - 14/276/1

Proposed elevations and sections - 14/276/2
Proposed first floor plan - 14/276/3

Reason: - To ensure provision of a satisfactory development.