
Site Address:	Kepple Lodge, 5 West Street, Emsworth, PO10 7DX		
Proposal:	Single storey rear extension		
Application No:	APP/13/00964	Expiry Date:	02/04/2014
Applicant:	Mr Giles	Team:	Team 2
Agent:	Mr T Davies	Case Officer:	Rachael McMurray
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling. The property is a Grade II Listed Building and is also located within the Emsworth Conservation Area. Within the curtilage located to the north east boundary is a lean to outbuilding, not considered to be part of the Listing. To the north is Havant Road, separated by a 2m fence and vegetation. To the east is a 2m brick wall, a side access provides some separation to the property to the east. To the south is the highway and to the west the area of amenity space associated with the dwelling. A large tree is located to the east and is not subject to a TPO.

2 Planning History

Extensive planning history of most relevance is the Listed Building application associated with this application.

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Listed Building Consent for single storey rear extension
Undecided.

3 Proposal

- 3.1 The application seeks to erect a single storey rear extension following the removal of an existing lean to outbuilding.

4 Policy Considerations

National Policies

National Planning Policy Framework

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: Grade 2

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer

Keppel Lodge is a Grade II listed dwelling that dates from the 18th century. It is also located within the Emsworth Conservation Area.

The proposed extension appears to be of a design and size that would be appropriate for the character of this historic building. Changes that I requested during pre-application discussions have been undertaken including the removal of the brick below the existing sash window rather than a large section of wall. This allows for a reasonable opening into the space without the loss of too much historic fabric. Also nibs have been added to the side section of wall to be removed which reflects what was previously existing. The proposed new access means the removal of a section of the brick wall which surrounds the property. Whilst this is generally an attractive feature of the property the section of wall proposed to be removed is at odds with the appearance of the rest of the wall. Therefore its removal is not thought to harm the setting of the listed building.

In consideration the proposals would not harm the historic or architectural interest of the building and are therefore acceptable subject to the following conditions:

- 1) Material samples to be submitted
- 2) Window, door & lantern details 1:20 & 1:50 to be submitted

Arboriculturalist

Element of the proposal (car parking space) that would have affected a tree has since been removed from the application and description

Development Engineer

No objection

Chichester Harbour Conservancy

Due to the position of the planning proposals within the Settlement Policy Areas/Urban Area, and/or full enclosure by larger scale development in the countryside and/or their scale, height and form; the developments listed below would not in our view be intrusive or harmful to the wider AONB landscape or the designated nature conservation sites.

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: 18

Number of site notices: 1

Statutory advertisement: 11/10/2013

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) Effect on the character and setting of the Listed Building and the Emsworth Conservation Area
- (iii) Effect on neighbours

(i) Principle of development

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

(ii) Effect on the character and setting of the Listed Building and the Emsworth Conservation Area

7.3 The Conservation Officer has not highlighted a cause for concern in relation to the proposal. As part of the consultation process further information was submitted in regards to the change to the existing north facing window that would be required to facilitate the proposal. As a result of this submission the Conservation Officer did not consider there to be a material harm to the character and setting of the Listed Building.

7.4 In order to facilitate the single storey extension, the outbuilding to the north east is to be demolished. The agent of the application has submitted justification for its loss. In consultation, the Conservation Officer has again not raised a cause for concern and does not consider the loss to lead to an adverse impact the character and setting of the Listed Building.

7.5 The application as originally submitted included reference to an excavated car parking space to the west of the dwelling. Following a site visit the proposed car parking space was noted to be immediately adjacent to a tree, although not subject to a TPO is located within the Conservation Area and is clearly visible from Havant Road. The tree in question is thought to be of high amenity value. An Arboricultural Implications Assessment was requested. Upon initial investigations by the appointed Arboriculturalist it was determined that the impact to the tree as a result of the excavation would be too great and was likely to result in the tree being undermined. In light of the views of the specialist the assessment was not completed and this element of the proposal was then removed from the application.

(iii) Effect on neighbours

7.6 The proposed single storey extension is considered to be well screened from view to both the east and the north due to the high boundary treatment and separation to adjacent dwellings. The curtilage has a contained feel primarily due to the remnants of what was once a walled garden. This limits the extent to which the proposal can be seen by neighbours and therefore the extent to which the proposal may appear overbearing or visually intrusive.

8 Conclusion

8.1 The design and use of materials is unlikely to lead to an adverse impact to the character and setting of the Listed Building. The siting and degree of screening also limits the extent to which the proposal may be seen from neighbouring properties or the streetscene. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00964 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.

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

Location plan, block plan and existing elevations and floor plans drawing number 13080/001 revision B received by the Council 29th November 2013
Proposed elevations, floor plan and section drawing number 13080/002 Rev B received by the Council 29th November 2013
Design and access statement received by the Council 25th September 2013

Reason: - To ensure provision of a satisfactory development.