
Site Address:	32 High Street, Emsworth, PO10 7AW		
Proposal:	Part demolition, extension and conversion of existing outbuilding to 1No. 1 bed dwelling with pedestrian access from High Street.		
Application No:	APP/13/00588	Expiry Date:	12/08/2013
Applicant:	Mr J Groom	Team:	Team 2
Agent:	Mr J Groom	Case Officer:	Rachael McMurray
	John Groom Chartered Architect		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at the rear of No. 32 High Street which is a two-storey Grade II listed building comprising a shop at ground floor and a residential flat above. There is yard to the rear of the building which includes a single storey outbuilding with a sloped roof. There is a pedestrian access which runs alongside No. 32 to allow access to this store at the rear, as well as access to an external staircase which provides access to the flat and office on the first floor of No. 32. The rear wall of the outbuilding forms the boundary with a parking area situated in Pelham Terrace.

2 Planning History

00/50996/006

Conservation Area Consent for demolition of store and the erection of a two-bedroom dwelling. Refused.

Appeal - APP/X1735/E01/10559429

Appeal against the above application. Allowed on 22 May 2013

01/50996/012

Erection of two bedroom dwelling. Permitted

06/50996/014

Relief from Condition 1 of Planning Permission 01/50996/012 to allow for more time for the development of the two bed single storey dwelling thereby permitted to commence. Permitted - 15/5/06

3 Proposal

Part demolition, extension and conversion of existing outbuilding to 1no. 1 bed dwelling with pedestrian access from High Street. The proposal is almost identical to the scheme approved under Planning Permission 01/50996/012 and renewed in Planning Permissio 06/50996/014 apart from the inclusion of a roof lantern and roof lights and the reduction of two bedrooms to one.

As the proposal comprises new residential development, it is CIL liable.

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)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Grade 2
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Conservation Officer:
No adverse comments

Development Engineer:

The parking does not meet the standards in the HBC Parking standard document but I could not justify a reason for refusal based on highway safety. It is up to the planning authority to determine if the lack of parking will have a detrimental effect of the amenity of the local area.

Planning Policy:

Policy CS2.5 safeguards employment sites from non-employment development proposals. Policy DM3.1 complements CS2.5 and sets out the requirements an “active and exhaustive” marketing process to demonstrate that the site/premises are no longer fit for purpose. Whilst Policy DM3 relates primarily to B1 uses, it could also be applied in respect of A2 premises given the advice contained within paragraph 3.18 of the Core Strategy that office uses encompass both B1a office units and A2 financial and professional service units.

In any event, it is understood that the proposed change of use only relates to that of an ancillary storage facility which is surplus to the requirements of the A2 use, which would remain unaffected by the proposal. The proposal is therefore not considered contrary to the Council’s Local Plan employment policies.

Housing

The net gain of one dwelling would contribute to the overall housing requirements of the Borough. It is considered that this contribution can be achieved without the loss of any employment related floor space (above).

Environmental Health:
No objections

Crime Prevention -Minor Apps:
No on site parking. Cars parked on the road are more susceptible to crime.

Chichester Harbour Conservancy:
No objections

English Heritage:

No objections

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: 15

Number of site notices: 1

Statutory advertisement: 12/07/2013

Number of representations received: 1

One objection was received from one address and raised the following points:

- i. The wall at the rear of 12 Pelham Terrace should not be made larger.
- ii. There should be no access to the site from 12 Pelham Terrace

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 listed building and the conservation area
- (iv) Parking provision

- (i) Principle of development

- 7.1 The site is located in a urban area whereby development is considered to be acceptable subject to other development control planning considerations. Although it should be noted that the principle of this development has already been accepted in previous planning approvals (see Planning History above).

- (ii) Appropriateness of the design

- 7.2 The proposed adaptation and extension of the outbuilding has already been granted approval in the earlier Planning Permission 01/50996/012 and its more recent renewal in 2006. The only change to this version of the scheme is that the number of bedrooms are reduced from 2 to 1 and that a roof lantern is included over the living area and additional roof lights over the bedroom. It is considered that these amendments are appropriate in their design would not adversely affect the development.

- 7.3 In order to afford more privacy to the future occupant of the new dwelling, a 2m high brick wall would be erected along the side access and along the rear of No. 32 to enclose a private courtyard for the new dwelling. No change would be made to the existing boundary with No. 12 Pelham Terrace nor would any access be provided from Pelham Terrace.

(iii) Effect on the listed building and the conservation area

- 7.3 The Council's Conservation Officer has been consulted and has not raised any objections to the application. Samples of all external materials would be requested and agreed by the Council prior to any work taking place to ensure that the materials used were sympathetic to the character of the listed building.

(iv) Parking provision

- 7.4 Due to its unique location to the rear of the building, the property would only have pedestrian access from the High Street and would not provide any on site parking spaces. Whilst this is contrary to Policy DM13 (Residential parking) of the Local Plan, previous proposals to convert the building have already been accepted with the knowledge that no parking is provided. The site is considered to be in a highly accessible location with public car parks close by, as well as bus routes and a train station in walking distance. Furthermore, the parking of cars on the High Street is restricted in terms of time and therefore it is considered that parking on the highway would not have an adverse impact on the amenity of the area, or pose a risk to highway safety.

8 Conclusion

The proposal 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/13/00588 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the approval of the last of the reserved matters to be approved.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials, including materials to be used on any new boundary walls, 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 No development hereby permitted nor any related site clearance shall commence until plans and particulars specifying the finished levels (above ordnance datum) of both the ground floors of the proposed buildings and the surrounding ground levels in relation to existing ground levels have been

submitted to and approved by the Local Planning Authority.

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.

- 4 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not commence until the implementation of all such hardsurfacing has been completed in full accordance with that specification.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11.1, CS11.4, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, D, E and H of the 1995 Town and Country (General Permitted Development) Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the area 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.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roof of the dwelling hereby approved including the addition of windows permitted by Part 1, Classes B and C of the 1995 Town and Country (General Permitted Development) Order, shall be constructed without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the area 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.

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

Location plan - 12/273/C/1

Site Plan - 12/273/C/2

Design and Access & Heritage Statement - 17/6/13

Existing floor plan - 1312/101A

Proposed floor plan - 1213/301B

Roof plan - 1213/302A

Existing elevations - 1213/403

Proposed elevations - 1312/404

site sections - 1312-501A

Reason: - To ensure provision of a satisfactory development.