
Site Address:	Emsworth Community Centre, Church Path, Emsworth, PO10 7DP		
Proposal:	Construction of new entrance porch and lobby. Demolition of external store.		
Application No:	APP/13/00850	Expiry Date:	06/11/2013
Applicant:	Mrs Tier The Emsworth Community Centre	Team:	Team 2
Agent:	Mr M Helyer Helyer Design Architects	Case Officer:	Jenna Shore
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a large detached building with pitched roofs at varying angles. The community centre shares a common boundary with a number of different uses a church to the north, residential to the west and south and commercial to the east. The building is well centred on the plot and set away from the boundary. Parking is located to the west and east.

2 Planning History

03/61431/002

Single storey annexe with pitched roof and roof lights to east elevation of Lumley Room.

Permitted. 02/05/2003

3 Proposal

- 3.1 The application seeks to remove a store to the east of the car parking area to create additional parking and erect a new entrance/canopy to the south east.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Access Officer

Awaiting comments

Regeneration & Development
No adverse comments
Development Engineer
No adverse comments
Building Control
Awaiting comments

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: 35

Number of site notices: 1

Statutory advertisement: Not applicable.

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 neighbours
- (iii) Effect on the character of the existing building and the streetscene

(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 neighbours

7.3 The removal of the store located immediately adjacent to the shared boundary is likely to reduce mass and bulk in this location.

7.4 The proposed canopy and entrance is centred within the curtilage of the community centre and away from the shared boundary. The bulk is located adjacent to the existing building which is greater in size and height reducing the perception of mass. The proposed design and siting away from residential dwelling is unlikely to result in an overbearing or visually intrusive form of development.

(iii) Effect on the character of the existing building and the streetscene

7.5 The proposed canopy is indicated to have a similar roof pitch to the westerly section of the building. The steep dual pitch roof slope with low eaves are a unique feature of

the building adding character and mirroring development located within the nearby Emsworth Conservation Area. The design reflecting this unique feature is thought to be of a good standard and adds to the character of the building. The canopy is long in length however is in proportion with the long expanse the north east building. The size and design and is therefore considered to be appropriate and in keeping.

8 Conclusion

- 8.1 The proposed design is considered to be appropriate and in keeping with the unique nature of the community centre. The siting and scale away from the shared boundary is unlikely to result in an adverse impact to neighbouring dwellings and commercial units.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00850 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan, block plan, existing and proposed elevations and floor plans drawing number 13064/001 rev A received by the Council 11th September 2013

Design and access statement received by the Council 28th August 2013

Reason: - To ensure provision of a satisfactory development.