
Site Address: 41 Havant Road, Emsworth, PO10 7JD
Proposal: Change of use of stable block from existing residential use to holiday accommodation, including works to roofing, fenestration and general repairs, new patio area and internal alterations. (Revisions to earlier planning application APP/12/00943.)
Application No: APP/13/00578 Expiry Date: 05/08/2013
Applicant: Mr & Mrs N Sylvester Team: Team 2
Agent: Mr R Cooper Case Officer: Rachael McMurray
 Robin Cooper Architect
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 41 Havant Road is a Grade II* Listed Georgian semi-detached property situated on the north side of Havant Road. The dwelling is a two storey structure with rendered brick walls and a tile pitched roof. The perimeter of the site is bounded by dense vegetation effectively screening the site from surrounding properties and Havant Road.

There is a detached former stable block / outbuilding located within the rear garden, the side elevation of which forms part of the side/west boundary with Convent Lane. This building includes an upper attic section with first floor (blocked up) fenestration. There is also a lean to structure on the rear elevation. There is a former window arched window opening in the west elevation overlooking the adjacent lane. The gable ends are constructed of flint brick work with red brick quoin detailing. The roof is constructed of clay roof tiles and there are two roof light windows situated in the north facing roof slope.

2 Planning History

APP/12/00943

Change of use of stable block from existing residential use to holiday accommodation; including works to roofing, fenestration and general repairs, new patio area and internal alterations. Permitted - 5/11/12.

APP/12/00944

Listed Building Consent for works to roofing, fenestration, new patio, general repairs and internal alterations to stable block. Permitted - 5/11/12.

3 Proposal

The proposal is a revised version to an earlier approval - APP/12/00943. The proposal is almost identical apart from the following changes:

- i. New roof light in the ss element on the north elevation.
- ii. New arched window in east elevation at first floor level.
- iii. Change to door style in east elevation.
- iv. New roof arrangement with new ridge beam and new deeper rafters.

The holiday accommodation would be for use throughout the year. It would provide two parking spaces and one cycle loop. Vehicular and pedestrian access would extend down from the entrance into the main property at No. 41. A separate pedestrian access is also available from Convent Lane.

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)
CS5	(Tourism)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist:

No comments received.

However, it stated in the Design and Access Statement that all landscaping would remain as existing on site. There is a small fruit tree adjacent to the stable block however, it is not considered that this would be affected and it is not under a TPO.

Planning Policy:

The development of short-stay accommodation in the Borough is encouraged. Policy CS5 addresses tourism and states that 'Planning permission will be granted for appropriate development proposals around the Borough that provide hotel and other types of tourist accommodation. The site is located within the urban area where development is acceptable in principle but because of the residential character of the location the amenity of nearby residents must be carefully considered.

Policy CS5 refers to new bed and breakfast accommodation, which can be applied in this case. The policy states that development will need to comply with Policy CS16, High Quality Design, and should not cause unacceptable harm to the amenity of neighbours. If the impact of the use is uncertain it may be more appropriate to consider granting temporary permission to enable the proposals to be fully assessed.

Regeneration & Development:

No objections

Rights of Way Officer:

[*Havant Footpath No 77*](#) runs alongside the western boundary of the site. There are no recorded public vehicular rights over this path and it is an offence under s34 Road Traffic Act 1988 to drive over a public footpath, bridleway or restricted byway without lawful authority.

We note that access to the proposed holiday accommodation from Havant Road would be via the driveway of Forbury itself. That being the case we have no objection

to the proposal, but would object to any future proposal to provide access along this footpath.

Development Engineer:

So long as the access to the proposed unit is through the existing access to 41 Havant road it is ok. But not a new access from Convent Lane.

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: Not applicable.

Statutory advertisement: 05/07/2013

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 the development
- (ii) Appropriateness of the design
- (iii) Effect on the occupiers of the main residence
- (iv) Effect of the use on neighbouring properties

(i) Principle of development

7.2 The proposal involves the change of use of the stable block to holiday accommodation which triggers Policy CS5 of the Local Plan (Core Strategy). This policy advises that planning permission will be granted provided that accommodation such as bed and breakfasts (relevant in this case), do not cause unacceptable harm to the amenity of neighbouring properties. When the impact is uncertain, temporary permissions should be considered to enable the impact to be fully assessed.

(ii) Appropriateness of the design

7.3 The footprint and structural outline of the outbuilding would not be altered, but several elements of the building would be repaired and replaced as outlined in Section 3. It is not considered that the proposed changes would adversely affect the building, but would enhance its appearance and provide a long - term use. Internal changes are proposed to make the building more useable. One en-suite bedroom is proposed on the first floor and therefore the likely occupiers would be a couple or small family.

7.4 The holiday accommodation would include its own private patio area which provides visitors with an designated external area to make use of. Access to the accommodation would be from the existing driveway which runs along side the main

residence to the stable block. There would be two parking spaces for use by visitors and a long terms cycle loop attached to the side of the building. There is also pedestrian access available on to the adjacent Convent Lane.

(iii) Effect on the occupiers of the main residence

- 7.5 The stable block is located some distance (16m) from the main property and it is considered that any potential noise impact is likely to be minimal. The use of the accommodation would be limited in that it would only have one bedroom, making it difficult for more than 4 people to reside there. It would also have its own parking area which would avoid sharing the front parking area with vehicles relating to the main property. It also provides use of a separate, pedestrian access which could be made use of to lessen the use of the shared driveway. However, overall the impact of the use could be controlled by the owners of the main residence, as it is they who would control who occupies the accommodation and enforce their own restrictions.

(iv) Effect on the neighbouring properties

- 7.6 Policy CS5 advises that holiday accommodation such as bed and breakfasts tend to be situated in more predominantly residential areas. That is the case with the proposal and as such, the impact of the use on the neighbouring properties needs to be considered. The building is located within the grounds of the main property and is separated from the properties to the north and west by Convent Lane. Due to this separation distance and the defined boundary walls around the building, it is not considered that the expected activity generated within and around the building would result in harm to the residential amenity. Furthermore, the use of the building would be essentially 'residential' in that people would use it in the same way as a dwelling house.
- 7.7 The proposal includes the glazing of currently blocked off window openings. There is concern that the glazing of the arched window opening in the west elevation at first floor level would result in a loss of privacy to No. 18 Highland Road to the west. This could be controlled via a condition which requires this glass to be obscurely glazed.

8 Conclusion

The revised design of the proposal is considered to be acceptable and it is considered to meet the requirements of Policy CS5 in that it would not have an adverse impact on the neighbouring properties. As such, the application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00578 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 The arched window at 1st floor level in the west elevation of the outbuilding

shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration 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 Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 3 The former stable block shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence.

Reason: To ensure that the accommodation remains available for the bed and breakfast use of the site and having due regard to Policy CS5 of the Havant Borough Local Plan (Core Strategy 2011).

- 4 The development shall not be brought into use until a minimum of two parking spaces have been provided within the curtilage of the site for the use of the holiday accommodation hereby approved and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

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

- Location and site plan - DN:01Rev A
- Block Plan - DN:02 - Rev A
- Existing and proposed floor plans - DN: 03 Rev B
- Existing elevations - DN: 04
- Proposed elevations - DN: 05 Rev B
- Existing and proposed sections - DN: 06 Rev A
- Key drawing for doors and windows - DN: 07 Rev A
- Doors & windows (large scale drawings) - DN: 08 Rev A
- Doors & windows (large scale drawings) - DN: 09 Rev A
- Heritage Statement
- Design and Access Statement
- Photo montage

Reason: - To ensure provision of a satisfactory development.

- 6 The outbuilding (hereby approved for use as holiday accommodation) shall only be accessed by vehicles using the existing vehicular access at No. 41 Havant Road and no other vehicular access shall be created unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

