

DELEGATED OFFICER REPORT

Site Address: 34 New Brighton Road, Emsworth, PO10 7QR
Proposal: Non-material amendment to APP/24/00382 relating to changes to a window on the front elevation and installation of two rooflights rear elevation.
Application Type: Non-material change
Application No: APP/24/00900 Expiry Date: 04/12/2024
Applicant: Mr Phillip Wain
Agent: Mr Daniel Masterman Case Officer: Denise Sheath
Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 34 New Brighton Road is a two-storey detached dwellinghouse located at the east side of New Brighton Road, Emsworth. The house is constructed in brickwork at rear, south and north elevations and comprises an off-white rendered front elevation with a brown tile gable roof characterised by a staggered eaves' line at the front main elevation and a canopy porch at the entrance. To the north side of the property, a single storey integrated garage with a flat roof extending to an existing rear ground floor extension, and a false pitch at the front elevation. The property benefits from a large rear garden while the boundary treatment consists of brick walls with top wood fencing coupled with tall trees and hedges at the rear and mature hedging at the front. The front garden of the property is mainly paved with retained grass areas and allowing for at least four car parking spaces.
- 1.2 The surrounding area is mainly residential in character with properties of differing design, type, materials and setting.

2 Planning History

10/74261/000 - First floor bedroom extension over existing ground floor accommodation. Demolish existing garage and construct new single storey garage extension. New pitched roof to replace flat roofs over existing single storey extensions., PERM,08/04/2010
APP/24/00382 - First floor side extension with associated minor internal works., PERM,07/08/2024
APP/24/00552 - Erection of a car port and new driveway entrance gate., PERM,11/09/2024

3 Proposal

Non-material amendment to APP/24/00382 relating to changes to window on the front elevation and the installation of two rooflights in rear elevation'

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Planning Considerations

5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

5.2 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 design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria. The principle of the development has already been accepted by the LPA by the grant of planning permission under reference APP/24/00382. The changes sought to the approved scheme are the replacement of two windows, with one to service an ensuite in the front elevation and 2 rooflights in the vaulted bedroom in the rear elevation. These changes are considered to be minor in nature.

(ii) Appropriateness of design and impact on the character of the area

5.4 The changes are to the minor in nature and would not materially impact on the character and appearance of the area.

(iii) Effect on neighbouring properties

- 5.5 The proposed changes are modest in nature and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00900 subject to the following conditions

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

Site Plan, Block Plan, Elevations & Floor Plans - Drawing No. 24027-02 REV E

Reason: To ensure provision of a satisfactory development.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.