
Site Address: 29 Wraysbury Park Drive, Emsworth, PO10 7UU
Proposal: Application for Variation of Conditions 2 and 3 of Planning Permission APP/21/00120 relating to roof materials and door and window fittings.
Application Type: Variation/Relief of Condition
Application No: APP/22/00979 Expiry Date: 10/03/2023
Applicant: Mr & Mrs Hedger
Agent: Case Officer: Selina Donophy
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the south side of Wraysbury Park Drive, Emsworth. This property has a pitched roof with brickwork and horizontal cladding to the elevations. To the front elevation is a projecting front porch with a monopitched roof and to the side is an existing two storey side extension. This dwelling is located on a corner plot location where the drive forms a cul-de-sac to the south and the side elevation runs adjacent to the road where there is on street parking allocation. Towards the rear is a private garden with some outbuildings - the rear boundary backs on to the side of the plot of the property to the south.

2 Planning History

03/51092/002 - Single storey rear extension., PERM,25/02/2003

98/51092/001 - First floor side extension, PERM,13/05/1998

04/51092/003 - Retention of boundary fence height 1.98 metres., PERM,05/07/2004

APP/21/00120 - Two storey side extension, single storey rear extension, revised driveway with new dropped kerb onto highway, extension of existing fenceline to enclose rear garden and revised elevational treatment to north and east elevations of existing garage., PERM,09/04/2021

3 Proposal

- 3.1 Application for Variation of Conditions 2 and 3 of Planning Permission APP/21/00120 relating to roof materials (the roof of the extension is no longer intended to match the main dwelling) and door and window arrangements.

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

Havant Borough Local Plan (Allocations) July 2014
AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020
D1 General Design Policy
D2 Height, Mass & Materials
D3 Layout, Form & Density

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith
No comment received

Councillor Lulu Bowerman
No comment received

Councillor R Kennett
No comment received

Developer Services, Southern Water
Southern Water has no comments to make on Conditions 2 and 3.

Hampshire Highways
Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.
Due to the scale of the proposal, being 5 dwellings or less, and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

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: 9

Number of site notices: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Other matters

(i) Principle of development

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

7.3 Section 73 provides for the determination of applications to develop land without compliance with conditions previously attached. It only provides for the variation of conditions attached to an existing permission; it does not provide a means of varying the development permitted (other than through the imposition of new/varied conditions). Given the previous permission, the principle of the development is considered to be acceptable.

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

7.3 The proposed changes comprise of :

- The removal of the front porch window
- The side elevation door would be replaced with a window
- The side window would be relocated further back
- To the rear elevation the door would be made smaller
- The two rear rooflights would be removed
- The roof tile would no longer be an exact match to existing however would remain in concrete

7.4 Overall the changes are considered to be relatively minor with the changes to fenestration not resulting in significant changes to the overall appearance of the dwelling. The changes to the roof tile would be in a different shade and profile to those on the main roof of the dwelling, now being smooth black, however they would match the existing tile on the single storey rear projection and thus would technically meet the 'matching materials' condition on APP/21/00120 and would not result in significant harm to the character of the host dwelling or the streetscene.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 It is considered that the proposed changes will not appear overbearing or lead to overlooking in themselves, and the overall impact of the development on neighbouring properties would remain as approved under APP/21/00120. Consequently it can be concluded that the revised proposals would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Other matters

- 7.7 As this is a Section 73 application any new permission sits alongside the original permission, which remains intact and unamended. Government guidance states that for the purpose of clarity to reinstate the conditions imposed on earlier permissions that continue to have effect.

8 Conclusion

- 8.1 The scale, siting and design of the proposed amendments would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00979 subject to the following conditions

- 1 The development hereby permitted shall be begun before 09 April 2024.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

P 01B PROPOSED PLANS
P 02B PROPOSED ELEVATIONS
13 Oct 2022 ROOF TILES IMAGE (Smooth tile)
3248 P 04A Amended proposed drop kerb
location and block plan UPLOADED ON THE 20.04.2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

The roof tile shall comprise of black concrete tile as shown in the submitted sample: 'ROOF TILES IMAGE ' submitted on the 13.10.2022

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.

- 4 The car parking, garaging and vehicular access arrangements shown on the approved plans to serve the extensions hereby permitted shall be constructed and laid out and made fully available for use prior to the extensions being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.