
Site Address: 45 Bath Road, Emsworth, PO10 7ER
Proposal: Application for non-material change to Planning Permission
APP/19/01215 relating to omission of veranda off kitchen and incorporation into
internal space; new window NW1 (breakfast room), new roof light RL6 (breakfast
room); re-positioning of flue to new lounge; material change (from timber to steel) of
column, beam and king post to lounge veranda; new window NW7a to utility; roof
lantern size amended (RL4), new roof lantern (RL4a), and omission of roof light (RL2).
Application No: APP/20/01068 Expiry Date: 22/12/2020
Applicant: Mr. & Mrs Broad
Agent: Mr Steven Barlow Case Officer: Tina Pickup
The Steven Barlow Partnership
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a residential dwelling located on the west side of Bath Road, adjacent the Mill Pond. Originally the building was a U shaped stable block that has historically been converted to a single story dwelling and has a one and half storey rear extension. It is constructed of a mix of red brick and white render, beneath a plain tiled roof. It is set back from Bath Road and in an approximate linear arrangement with neighbouring properties. The front curtilage of the site is enclosed by a brick and flint wall. The property has a side drive, to the north, and to the rear is a private grassed rear garden which contains some mature TPO'd trees.

Number 44 immediately to the north is a substantial two storey dwelling having an outlook both over the Mill Pond and south over the application site. This property has a primary living room (dining room) with sole window facing south and the existing single storey northern wing of the application site. The relevant separation between properties is about 8m and there is a dividing wall that varies in layout and design but includes sections of "hit and miss" checkered style brick laying to allow light through.

The site lies within Emsworth Conservation Area and Flood Zone 2 and 3.

2 Planning History

01/52773/004 - Crown reduce by 30%, crown raise and remove overhanging branches over house of 2 Silver Birch trees (T4 + T5) at 45 Bath Road subject to TPO 887., PERM,22/11/2001

97/52773/002 - Prune lower branches of Silver Birch (covered by TPO 887) overhanging rear garden of No 46 Bath Road, WD,17/02/1997

97/52773/003 - Reduce and thin crown of Silver Birch (T5) by up to 20%, thin crown of Silver Birch (T4) by up to 20% and crown lift both trees to 3 metres on northern, eastern and western sectors and 4 metres on the southern boundary, PERM,14/03/1997

08/52773/005 - Application to crown reduce by 30% three Silver Birch trees (T1, T4 & T5), cut back to previous pruning points subject to TPO 887., PERM,22/09/2008

APP/12/01121 - Reduce height of 1No. Silver Birch (3 stems in group) by 4m to previous pruning points, subject to TPO 0887., PERM,07/12/2012

APP/19/00567 - Single storey extensions with alterations to existing dwelling; installation of flue on north elevation., PERM,25/09/2019

APP/19/01215 - Single storey extensions with alterations to existing dwelling.
Revisions to APP/19/00567 including fenestration changes, re-profile of porch roof and re-siting of flue.(10.02.20). Request to discharge condition No.3 (11.08.20).
, PERM,10/02/2020

APP/20/00656 - Application for non-material change to Planning Permission APP/19/01215 to include revised external materials; amended fenestration on east elevation to include a window and single external door; removal of double doors to bedroom two., PERM,04/09/2020

APP/20/00660 - Discharge of Condition - Facing brick - Wienerberger Kassandra Multi. Roof tiles - To closely match existing 'Plain' roof tiles in type, colour, texture. Gutters - PVCu half round, colour black. External doors and windows - Mixed, and as noted on attached elevation drawing.

3 Proposal

Application for non-material change to Planning Permission APP/19/01215 relating to omission of veranda off kitchen and incorporation into internal space; new window NW1 (breakfast room), new roof light RL6 (breakfast room); re-positioning of flue to new lounge; material change (from timber to steel) of column, beam and king post to lounge veranda; new window NW7a to utility; roof lantern size amended (RL4), new roof lantern (RL4a), and omission of roof light (RL2).

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Planning Considerations

- 5.1 As detailed in paragraph 3 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) Impact of proposed changes

- 5.3 The proposed incorporation of the verandah into kitchen floor space does not actually significantly alter any elevation that affects either a neighbour or the street scene. The existing window in southern elevation that sits close to the shared boundary would be infilled and replaced with a roof light, arguably improving the relationship with number 46. Otherwise the alterations to this low southern wing would not be visible behind the boundary flint wall.
- 5.4 The proposed material change of the support posts to the lounge gable wing would be partially visible but an element of oak timber soffits and fascias would remain and the steel supports would blend with the already approved palette of aluminium grey windows. Overall this minor change to material of support posts will make little discernible difference to the overall appearance of this development which would continue to make a positive and traditional contribution to the visual appearance of the street scene and Conservation Area.
- 5.5 The changes to the various roof lights and lantern lights are also considered minor in scale relative to the overall development and would not affect any neighbouring resident. The proposed changes are not considered to have any material detrimental impact on either the visual appearance of the host dwelling, the character of the Conservation Area or the street scene term, nor have any impact on neighbouring amenity. The proposed changes can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 Overall, the proposed amendments 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 Planning be authorised to **GRANT PERMISSION** for application APP/20/01068 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Site and Ground Floor Plan Drawing Number 0583-01.004.16
Proposed First Floor and Roof Plan Drawing Number 0583-01.005.15
Proposed Elevations Drawing Number 0583-01.007.16
Reason: - To ensure provision of a satisfactory development.