
Site Address:	The Railway Inn, 95 North Street, Emsworth, PO10 7PQ		
Proposal:	Non material change relating to reduction in width of plot from 11.65 m to 9.95 m.		
Application No:	APP/19/01238	Expiry Date:	17/01/2020
Applicant:	Mr D Lucas		
Agent:	Mr Mark Singleton	Case Officer:	Lewis Oliver
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the corner of North Street and Sultan Road in Emsworth. The entrance to the Emsworth railway station is located opposite to the site. The area is characterised by mainly Victorian style terrace housing along Sultan Road and North Street. A number of the properties on North Street, including the adjacent neighbour at No. 93 have been subdivided into two flats. Parking is predominantly on street. A recent development has occurred at the adjacent site on Sultan Road which involved a conversion of a former industrial/office building into three dwellings with a further new dwelling located in the rear garden facing onto Seagull Lane.

The application site comprises a two-storey building, with a traditional pitched roof. It has a white painted render finish to the external facade with some mock Tudor detailing. The building is currently used as a public house with B & B accommodation at first floor level. The main entrance fronts onto North Street and includes a front external seating area enclosed by iron railings. There is a flat roof area at first floor level at the rear of the building which includes a single storey unit of accommodation which is ancillary to the public house and used as managers accommodation. There are other flat sections of the building which are not enclosed and used for servicing.

2 Planning History

The most relevant planning history to this proposal, with regard to the provision of further dwellings on the site, and this NMA application are:

APP/17/00567 - Demolition of existing rear outbuildings, erection of 2No. 2 bed dwellings (Revised submission)., PERM,06/11/2017

APP/18/00665 - Demolish existing outbuildings to ground/first floor at rear of site and construct 2No. new two bedroom houses with off road parking., REF,22/08/2018 and Dismissed at appeal, by virtue of the development being out of keeping with the character and appearance of the area.

APP/16/00821 - Demolition of existing rear outbuildings, erection of 4No. three storey townhouses with parking and raise height of existing pub roof to form 1No. self contained flat to second floor roof area., REF,18/10/2016 and Dismissed at appeal

3 Proposal

The proposal is for a Non material change to the approved application APP/17/00567 relating to reduction in width of the dwellings from 11.65 m to 9.95 m.

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

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
- (iv) CIL

(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 development on this site was established under the application APP/17/00567. This NMA relates to a revised width of the development.

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

5.4 The proposal is proposing to reduce in width the approved dwellings from 11.65 m to 9.95 m. Whilst this will make a visual difference, as the proposal is reducing the size, scale and massing of the proposal the changes are considered modest in form and are not considered to impact the character of the area.

(iii) Effect on neighbouring properties

- 5.5 The proposed changes result in a reduction in the size, scale and bulk of the proposal and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

(iv) CIL

- 5.6 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20th February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiner's Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 (plus indexation) per square metre on new floorspace (measured as gross internal area) in Emsworth.
- 5.7 As this is a Non-material minor amendment revising the proposed floor area, and there is a CIL liability for this site, a revised CIL liability needs to be calculated. A credit can be given for the existing floorspace of the dwelling within the site and therefore only the additional floorspace is CIL liable. The agent has completed the CIL planning form and confirmed that the net additional gross internal floor space would be less than the existing floor space, and therefore in this circumstance a contribution towards CIL would not be liable. The applicant has been advised of this accordingly.

6 Conclusion

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

7 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01238 subject to the following conditions:

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

Proposed site plan, elevations and floor plans - Annotated with 'Drawing for planning purposes only' - Job No. 04/17(03).

*NB Amended drawing to that approved under planning ref: APP/17/00567
Dated 6-11-2017*

Reason: - To ensure provision of a satisfactory development.