

Recommendation: **GRANT PERMISSION**

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

3 Proposal

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.

Instead of the 'northern wing' being clad in horizontal burnt larch timber above the brick plinth, it is now proposed to use facing brick to all elevations - and the accompanying discharge of condition application details the bricks to be used as Weinerberger Kassandra Multi bricks. The proposed fenestration changes relates to the front set back elevation; and the 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

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 part change in materials for the northern wing would match the existing wing, which is brick. Facing brick work remains a traditional material in keeping with other parts of the host dwelling and character of the Conservation Area. It would also 'lighten' the external appearance to the benefit of the neighbours outlook (a concern at application stage). Overall the part change of material type would 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.
- 5.4 The proposed alterations to the window openings in the front elevation would be set back and behind the front boundary wall. Whilst they would slightly unbalance the opening proportions, since it would not be overly visible from the street scene then the change is considered minor in scale and not refusable. The omission of the opening doors and change to window in the rear elevation would also be a minor change not visible from any public domain. The Conservation Officer has confirmed no objection to the proposed minor amendments.
- 5.5 Overall the proposed changes are considered minor in scale relative to the overall development. 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/20/00656 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location & Block Plan Drawing No 0583-01.001.06
Proposed Elevations Drawing No 0583-01.007.12
Proposed Site and Ground Floor Plan Drawing No 0583-01.004.11
Proposed First Floor and Roof Plan Drawing No 0583-01.005.10
Reason: - To ensure provision of a satisfactory development.