
Site Address:	20 New Brighton Road, Emsworth, PO10 7PS		
Proposal:	Retrospective application for window and cladding to garage, drawings updated showing veluxs in line.		
Application No:	APP/22/00194	Expiry Date:	21/04/2022
Applicant:	Mrs N Williams	Case Officer:	Lesley Wells
Agent:			
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the north side of New Brighton Road at the end of a cul-de-sac. 20 New Brighton Road is a single storey semi-detached bungalow, with two existing garages to the east, which are to be demolished. The site lies within the urban area of Emsworth, with access from New Brighton Road.

2 Planning History

APP/19/00441 - Single storey front extension, loft conversion with pitch to gable at one end, addition of two rear dormer windows, revised fenestration and detached brick garage., PERM,23/08/2019
APP/19/00836 - Reduce 1No. Silver Birch (T12) by 4 metres in crown height and laterals by 1 metre, leaving crown height of 9 metres and crown spread of 3 metres, subject to TPO 1838.
, PERM,08/10/2019

3 Proposal

Retrospective application for window and cladding to garage, drawings updated showing veluxs in line.

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

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

ENP_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.

Councillor Lulu Bowerman

No comment.

Councillor R Kennett

No comment.

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

Comment	Officer Comment
None.	

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

(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 Planning permission was granted on 23/8/19 under reference APP/19/00441 for

'Single storey front extension, loft conversion with pitch to gable at one end, addition of two rear dormer windows, revised fenestration and detached brick garage.' The application is for minor amendments to this permission, which have already been completed.

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

- 7.3 The proposal is minor in nature, comprising of a new window to the side of the garage, overlooking the garden and cladding to the gable end of the garage, which was previously shown as a brick finish and an adjustment to one of the three rooflights on the front roof (ie middle) of the host dwelling, so that they line up. These amendments over that approved, have no impact on the character or appearance of the area and accord with Policy CS16 of the HBLP (Core Strategy).

The cladding is the same as the bungalow, which is: Moondust Grey Costline Composite Cladding, as shown in the photograph attached to the email dated 20/4/22.

(iii) Effect on neighbouring properties

- 7.4 The proposed changes to the front roof of the host dwelling have no impact on the amenity of neighbouring properties; nor do the changes to the garage. In all other respects the scale, siting and design of the amended scheme is the same as that previously approved.
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and 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.

8 Conclusion

- 8.1 The changes to the approved scheme, have no impact on neighbours or the character and appearance of the area and are therefore considered to be appropriate and recommended for approval. As the proposal is retrospective no conditions are recommended over and above the approved plans condition.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00194 subject to the following condition:

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

Site & block plan - Plan No. 09
Elevations of bungalow - Plan No. 07
Elevations & Floor Plan of Garage - Plan No. 08
Email dated 20/4/22

Reason: - To ensure provision of a satisfactory development.