
Site Address:	21 Westbourne Avenue, Emsworth, PO10 7QT		
Proposal:	Application for non-material change to Planning Permission APP/12/00165 relating to alteration of porch wall and provision of oak canopy.		
Application No:	APP/16/00194	Expiry Date:	21/03/2016
Applicant:	Mrs E Lynch	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached 1920s two storey property which has had the benefit of previous extensions and is situated on a substantial plot. It has a red pitched tiled roof with a flat roof front dormer and elevations of white painted rough render with 1 metre of brown multi-brick from ground level. There is vehicular access to the front of the property together with a small dwarf wall and brick pier to the front boundary with a 2 metre high hedge. There is a 2 metre high hedge to the front northern boundary and a 1 metre high wall with shrubs and trees to the front southern boundary.
- 1.2 There is a two storey detached dwelling to the north, a large two storey detached dwelling to the south of the property and substantial two storey detached dwellings opposite the site. Properties in the surrounding area are predominantly 2 storey detached of individual style and age range.

2 Planning History

APP/12/00165 - Erection of new front porch with flat roof and roof light following removal of existing porch and relocation of existing brick pier to increase width of front access, permitted 12/04/2012.

APP/13/00024 - Application for non-material change to Planning Permission APP/12/00165 relating to raising the parapet level of the new porch and centralising the entrance door, permitted 07/02/2013.

APP/13/00320 - Application for Non Material Changes to Planning Permission APP/12/00165 relating to wall to porch moved out with the provision of a new oak canopy, permitted 23/04/2013.

3 Proposal

Application for non-material change to Planning Permission APP/12/00165 relating to the rebuilding of the parapet wall and provision of oak canopy.

4 Policy Considerations

National Planning Policy Framework

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

5 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

6 Planning Considerations

6.1 As detailed in paragraph 3.1 above, this application has been submitted under new legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. 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.

6.2 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
- (iii) Effect on neighbouring properties

(i) Principle of development

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

6.4 No letters of objection were received with respect to APP/12/00165 from neighbours or consultees.

6.5 No conditions were put on the previous approval, therefore the application can be considered as non material.

(ii) Appropriateness of design

- 6.6 The rebuilding and increase in the height of the oak canopy to 3.515 metres and the rebuilding and decrease in the height of the parapet wall from 3.89 metres (as permitted under APP/13/00024) to 3.62 metres would not alter the overall design and is not considered to be harmful in that respect.

(iii) Effect on neighbouring properties

- 6.7 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

7 Conclusion

- 6.1 Overall, the proposed increase in the height of the oak canopy and rebuilding and change of height to the parapet wall to the front is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00194

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

Drg No AG-12-03-002 Rev D - Plan submitted for APP/13/00320
Photographs showing current facade of property

Reason: - To ensure provision of a satisfactory development.