
Site Address:	2 Harbour Way, Emsworth, PO10 7BE		
Proposal:	Application for non-material changes to Planning Permission APP/12/00399 relating to alterations to first floor layout.		
Application No:	APP/15/00053	Expiry Date:	02/02/2015
Applicant:	Dr G Park	Team:	Team 2
Agent:	Mr R Howe	Case Officer:	Daphney Haywood
	RHH Associates Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 2 Harbour Way is an end-of-terrace 1970s property located adjacent to the Slipper Pond in Emsworth. This area which lies within the Emsworth Conservation Area at the southern end of King Street consists of several terraces, of primarily uniform design and materials. The area in general is visible from the public footpath around the Slipper Pond as well as King Street and Slipper Road across the pond. The application property is sited at the western end of the terrace of 3, bordering the road, and separated from the water by the other 2 dwellings in the terrace.

The existing terrace has slate roofs, rendered brick walls and white uPVC windows. Each of the three houses has a porch and an integral garage to the north and a brick ground floor sunroom with balcony above to the south.

2 Planning History

APP/15/00036 : Application for Non-material changes to Planning Permission APP/12/00399 and APP/14/01316 relating to post and fixing arrangements to the balcony guard.

APP/14/00044 Application for non-material changes to Planning Permission APP/12/01316 in relation to the balcony design. PP 2014

APP/12/00399 Part single storey, part triple storey side extension; loft conversion with velux roof lights; replacement balcony railings at first floor. pp 2012

APP/12/01316 Amendment to previous approved Planning Permission APP/12/00399 to provide a front first floor balcony pp2012.

3 Proposal

Application for non-material changes to Planning Permission APP/12/00399 relating to alterations to first floor layout.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issue arising from this application is:

(i) Appropriateness of the Design

The changes relate to the first floor. The approved plans showed a bedroom when an en suite is provided, and what was shown as a bath room is now a bedroom. Consequently the glazing has changed from clear to obscure and obscure to clear respectively. As the property has existing clear glazed windows in both the elevations impacted, the change to the layout and associated glazing is not considered to result in visual detriment nor privacy issues. The proposal is not considered to result in a material change, nor would it have an adverse impact on the neighbouring properties or wider environment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00053

subject to the following conditions

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

OS plan GPMP/Ems/004
Site layout GPMP/Ems/005
Block Plan GPMP/Ems/010
First floor layouts GPMP/Ems/001/12-14 FFVar

Reason: - To ensure provision of a satisfactory development.