
Site Address:	66 Horndean Road, Emsworth, PO10 7PU		
Proposal:	Application for non material change to Planning Permission APP/15/00587 relating to wall design.		
Application No:	APP/16/00858	Expiry Date:	14/09/2016
Applicant:	Mr Langdon		
	n/a		
Agent:	Mr Lancaster	Case Officer:	Rachael McMurray
	Helyer Davies Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on Horndean Road in Emsworth. It comprises a large detached, two-storey dwelling set back from the road with a vehicular access from Horndean Road. There is a gravel driveway and parking area in front of the house and a flat roof garage attached to the south elevation. The front boundary is marked by a semi-mature hedgerow. The rear garden is level and laid to lawn. The property extends into the garden at single storey to include the kitchen and dining room.

2 Planning History

GEN/14/00735 - Proposed extension and alterations., ,11/08/2014 11:20:36
APP/15/00587 - First floor side extension over existing garage with Juliet balcony to rear; single storey extension to rear of garage; new wall and gate to front boundary.,
PERM,29/07/2015

3 Proposal

Application for non material change to Planning Permission APP/15/00587 to alter the boundary wall to be of two bays of railings and not three. Materials to remain the same.

4 Policy Considerations

National Planning Policy Framework

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**

7.1 Impact of proposed changes

It is considered that the proposed amendment to the front boundary wall would not result in a significant material alteration to the visual impact of the boundary wall. As such, it is considered that this amendment can be accepted as being non material and a further planning application will not be required.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00858 subject to the following conditions:

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

Proposed boundary wall elevations and section - DN: 14069-105_NMA
Planning

Existing location and site plan - DN: 14-069_01

Reason: - To ensure provision of a satisfactory development.