
Site Address: 2 The Fishermans, Emsworth, PO10 7BS
Proposal: Application for non-material amendment to Planning Permission APP/15/00178 relating to larger rooflights; aluminium proposed windows to be green not grey; rear ground floor wet room window to be moved; no Glulam beams to rear extension.
Application No: APP/15/00589
Applicant: Mr J Trembath
Agent: Mr K Lancaster
Ward: Emsworth

Expiry Date: 23/07/2015
Team: Team 2
Case Officer: Richard Nash
Helyer Davies Architects Ltd

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional character and brick and tile finish, located at the south western corner of The Fishermans, a modern cul-de-sac accessed from the southern side of King Street. The site has a partly open and partly walled boundary to the front (north), with walling to each side boundary and a fully open aspect to the south, where it adjoins Chichester Harbour. Onshore, the locality is predominantly characterised by medium density residential land use.

The site is located within the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty (AONB)). The southern extremities of the site lie within Flood Zone 2/3 and adjoin the Solent Maritime Special Area of Conservation.

2 Planning History

APP/15/00178: Single storey extensions to house with replacement porch and new canopies (including canopy link to garage) also dormer windows to front and rear roofslopes. Insertion of rooflights in roofslopes of house and garage. Approved.

3 Proposal

The current application proposes non-material amendments to the planning permission granted under reference APP/15/00178, and relates to an increase in rooflight sizes, a change of colour of proposed aluminium windows from grey to green, relocation of a rear ground floor wet room window and the omission of Glulam beams to a rear extension.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

This application has been submitted under legislation 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.

Notwithstanding this, in this case the views of the Conservation Consultant have been sought, with the following response received: The changes are modest and affect the front elevation facing into the Close, which is visually contained. No objection.

6 Planning Considerations

Section 96A of the Town and Country Planning Act 1990, as amended, sets out that when considering an application for a non-material amendment:

In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this minor amendment application are:

- (i) Impact on the application site, locality and neighbouring amenity

In each respect, the proposed amendments would have a negligible impact over and above the proposals already approved. It is therefore considered that the proposals would accord with the relevant policy criteria, and the conclusions already reached in the determination of application APP/15/00178.

7 Conclusion

The application is considered to be acceptable and the non-material change is recommended for approval.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00589, subject to the following conditions:

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

14-163/03_Planning_NMA A (Proposed Block, Site and Floor Plans)
14-163/04_Planning A (Proposed Elevations and Section)

Reason: - To ensure provision of a satisfactory development.