
Site Address:	35 Havant Road, Emsworth, PO10 7JD		
Proposal:	Application for non-material changes to Planning Permission APP/12/01210 relating to relocation of external door to the east and alterations to french doors to the north side of the property.		
Application No:	APP/16/00146	Expiry Date:	11/03/2016
Applicant:	Mr I Sinclair	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on Havant Road in Emsworth. It comprises a two-storey, semi-detached property with a pitched tiled roof. The property and its attached neighbour at No. 37 are both Grade II listed. There is a front driveway which leads to a flat roof garage attached to the east elevation of the dwelling. There is a flat roof, two-storey side extension which links the main house to the garage. This has living accommodation at first floor but the ground floor forms an open porch area. To the rear of this link extension there is an external staircase which leads to a door at first floor level. The rear garden is enclosed by a 2m high boundary wall. There is a detached shed / outbuilding at the rear of the garden.

2 Planning History

APP/12/01210 - Demolish existing garage, rear and side extensions and external staircase . Erect new detached garage, single storey rear extension and insertion of new first floor side window to replace existing door., PERM,13/02/2013
APP/12/01212 - Listed Building Consent for demolition of existing garage, rear and side and external staircase and erection of new detached garage and single storey rear extension. Removal of external first floor door. Partial bricking up with new window., PERM,13/02/2013
APP/13/00424 - Discharge of Condition No/s 3, 4 and 5 of Planning Permission APP/12/01212., PERM,21/06/2013
APP/14/00850 - Application for non material amendment to Planning Permission APP/12/01210 in relation to using high-grade mineralised roofing felt instead of lead., WD,12/09/2014

3 Proposal

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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: Not applicable.

5 Planning Considerations

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

(i) Impact of proposed changes

The proposal to change French doors to a window would be within an extension to the listed building and would therefore not result in the alteration to the historic fabric of the main building. This is the same for the repositioning of the fenestration on the east elevation of the garage.

8 Conclusion

The proposed changes are not considered to have a material impact on the listed building.

9 RECOMMENDATION:

That the Head of Planning be authorised to grant a Non Material Minor Amendment for application APP/16/00146.

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed elevations received 10 February 2016
Reason: - To ensure provision of a satisfactory development.