
Site Address:	40 Bath Road, Emsworth, PO10 7ER		
Proposal:	Application for non-material change to Planning Permission APP/15/00333 relating to removal of windows to sides of rear extension, cedar cladding hung vertically, retain existing hanging tiles to facade of house, only extensions to be clad above ground level.		
Application No:	APP/15/01208	Expiry Date:	20/11/2015
Applicant:	Mrs J Colin	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 two storey property with a car port and accommodation over providing access to the rear and a detached garage, situated in Emsworth Conservation Area facing onto Emsworth Mill Pond. It has a pitched and hipped brown tiled roof with elevations of red multibrick and tile hanging at first floor. The site is a generous size and has an east/west incline with open vehicular access to the front and an area of grass and shrubs with walls to the eastern and northern boundaries. The rear garden has a depth in excess of 30 metres with a large area of tarmac, grass, shrubs and a detached double garage and is enclosed by shrubs and 1.8 metre high fencing and a 1 metre high wall rising to 1.8 metres to the northern, western and southern boundaries.
- 1.2 To the north is a two storey end of terraced property situated forward of and at a lower level to number 40, a detached bungalow is to the south, the side aspect of number 42 Bath Road is to the rear and three storey terraced townhouses are opposite, beyond the mill pond. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties and bungalows of individual age, style and design, reflecting the nature of the conservation area.

2 Planning History

- 2.1 APP/15/00333 - Single storey rear extension; two storey front extension including cladding, permitted 21/05/2015.

3 Proposal

- 3.1 The application is for a non-material amendment to Planning Permission APP/15/00333 (single storey rear extension; two storey front extension including cladding), to remove the windows in the north and south elevation of the rear extension, timber clad the first floor of new front extension and existing bay only and hang vertically, retaining the tile hanging to facade.

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
DM20 (Historic Assets)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

- 5.1 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.

Notwithstanding the above, in this instance the views of the Conservation Consultant have been sought and there are no concerns.

6 Planning Considerations

- 6.1 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.

- 6.2 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 lesser or negligible impact compared to 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/15/00333.

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/15/01208 subject to the following conditions

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

Proposed front elevation

Proposed front/side elevation

Reason: - To ensure provision of a satisfactory development.