
Site Address:	616 Southleigh Road, Emsworth, PO10 7TA		
Proposal:	Application for non-material changes to Planning Permission APP/11/00120 in relation to changes to the garage roof.		
Application No:	APP/14/00330	Expiry Date:	30/04/2014
Applicant:	Mr S Hartley	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential area of Emsworth on Southleigh Road, close to a local convenience store and on a bus route. No. 616 Southleigh Road consists of a two-storey, detached dwelling of brick and tile construction. It has an area of hard standing to the front which provides onsite parking provision. The front boundary with the highway is marked by a 1.5m (approx.) high fence, and the side boundary with No. 620 Southleigh Road is marked by a 1.8m high fence and 2.5m high hedgerow, which also extends along the shared boundary into the rear of the plots.

The area of hard standing extends along the side of the property into the rear garden to a series of garage structures which have now been dismantled, but with the bases remaining. The rear garden is large and set in an 'L' shape formation, part of which extends along the rear of No's 612 and 614 Southleigh Road. The rear garden is flat and is mainly laid to lawn, with a number of semi-mature trees and mature shrubs contained within it. The rear garden is enclosed by a 1.8m high fence and the shared boundary with No's. 614 and 612 Southleigh Road is also marked by a 2.5m high (approx.) conifer hedgerow contained outside the boundary of the site.

The neighbouring property at No. 620 Southleigh Road consists of a chalet style bungalow with former windows which overlook the front parking area of the site. The other neighbouring property, No. 614 Southleigh Road, is also a detached bungalow.

2 Planning History

APP/10/00096

Erection of a new dwelling and garage in the back garden. Approved - 18/8/2011

3 Proposal

The proposal is for a non-material amendment to the garage to change from a pitched roof to a flat roof.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Planning Considerations

7.1 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 the proposed changes

7.2 The proposed change from a pitched roof to a flat roof on the detached garage approved under APP/10/00096 would reduce the scale of the building and result in it being less visually prominent to neighbouring properties. However, the flat roof design would not relate well to the main dwelling which features a pitched roof.

7.3 However, the garage is tucked far back into the plot of No. 616 and would not be visible from the streetscene of Southleigh Road so overall, it is considered that any potential visual harm would be minimal.

8 Conclusion

The proposed change is considered to have no material impact and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant a Non-Material Minor Amendment to APP/10/00096 for application APP/14/00330