
Site Address: 21 Frankland Terrace, Emsworth, PO10 7BA
Proposal: Non-material amendment to Planning Permission APP/14/00326 relating to first floor brick balcony with privacy screen to rear of 21 Frankland Terrace.
Application No: APP/14/00629 Expiry Date: 16/07/2014
Applicant: Mrs S Sowerby Team: Team 2
Agent: Mr M Gibbens Case Officer: Rachael McMurray
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Frankland Terrace which is located in Emsworth Town centre in the Emsworth Conservation Area. It comprises a mid terrace property which is one and half storeys in height. On the front elevation it has three separate garage doors at ground floor level and two pitched roof dormers at first floor. The levels fall away at the rear site and there is a set of steps leading from the back door down into the garden.

2 Planning History

APP/14/00629

First floor balcony to rear elevation with iron railings. The balcony would be supported by a brick pier extending up from the rear garden. Amended plans were received on 16/5/14 to show the balcony with amended screening. Therefore the proposal included a 2m high brick built screen on the north west elevation and a 1.8m high half brick, half glazed screen on the rear/ north east facing elevation - Permitted

3 Proposal

Non-material amendment to Planning Permission APP/14/00326 relating to first floor brick balcony with privacy screen to rear of 21 Frankland Terrace. The changes submitted propose the infilling of the lower half of the balcony with timber boarding to form a dry store area.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: N/A

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 proposed changes

- 7.2 It is considered that the proposed infilling of the lower half of the permitted balcony with timber cladding would not harm the visual amenities of the Conservation Area. The proposed change to the development as permitted concerns the ground floor section of the scheme and is located to the rear of the dwelling; thus the amendment is not readily visible within the public realm.
- 7.3 It is not considered that this minor change would adversely impact the amenities of the occupiers of the adjacent neighbouring dwellings to a detrimental extent such as to require the publicity of a further full planning application. The only neighbour objection to the initial application concerned overlooking and the change now proposed will have no bearing on this; as it concerns the infilling of the ground floor element only.
- 7.4 It is not considered necessary to impose a condition controlling materials, due to the changes being minor in scale and being located to the ground floor of the rear elevation of the dwelling.

8 Conclusion

- 8.1 The proposed amendment to the approved scheme, which involves the infilling of the lower half of the balcony with timber cladding, is not considered to give rise any significant impact to the character of the conservation area, the design of the building or neighbouring properties. It can therefore be considered as non-material.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00629 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Proposed Elevations Dwg no. BR-047-02 received 18 June 2014

Reason: - To ensure provision of a satisfactory development.