
Site Address: 48 Havant Road, Emsworth, PO10 7JG
Proposal: Application for non-material changes to Planning Permission
APP/14/01104 relating to re-orientation of roof, reduction of eaves height to western
elevation and minor associated alterations to internal layout and elevations.
Application No: APP/15/00247 Expiry Date: 07/04/2015
Applicant: Mrs C Coles Team: Team 2
Agent: Case Officer: Richard Nash
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a substantial detached single storey dwelling of traditional character and brick and tile finish, located within a generous plot on the southern side of Havant Road, opposite its junction with Record Road. The dwelling benefits from a detached garage, shed and greenhouse and has a shared access with 46 Havant Road to the east.

The site has established boundary treatments including a mature hedge of approximately 2 metres in height to the front (north). A tree subject of a Tree Preservation Order also provides screening to the site in this direction. A further protected tree is located close to the site, to the front boundary of number 46. The eastern boundary of the application site has a mix of mature hedging to the front and a close boarded fence to the rear. The rear (southern) boundary of the site comprises walling and mature planting, and the western boundary close boarded fencing. The area is predominantly characterised by low to medium density development of a range of ages and designs.

2 Planning History

APP/13/01051

Conversion of bungalow into 2 storey dwelling and erection of detached double garage to the front of the dwelling. Approved.

APP/14/01104

Construction of 1No. 4 bed detached house with detached double garage to front, following demolition of existing 3 bed dwelling. Approved.

3 Proposal

The current application proposes non-material amendments to the planning permission granted under reference APP/14/01104. The amendments propose a reorientation of the proposed roof of the replacement dwelling from an east-west to north-south axis, reduction of the approved eaves height to the western elevation and associated minor alterations to the approved internal layout and elevations.

4 Policy Considerations

National Planning Policy Framework

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations and Community Involvement

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 the above, this application has been submitted with the intention of addressing concerns raised by occupiers of a neighbouring property during the processing of the planning application reference APP/14/01104. Therefore, the following publicity was undertaken in this case:

Number of neighbour notification letters sent: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Nil

7 Planning Considerations

The principle of the proposed development has been established under APP/14/01104. Therefore, having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

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

(i) Impact on the application site and locality

The proposed dwelling is of a modern design and as such would not reflect the character of those surrounding it. This matter was given careful consideration during the processing of APP/14/01104. At that time it was considered that the area as a whole did not have a strong defining character and the design and siting of the proposal was acceptable. The current proposal would change the shape of the uppermost parts of the approved scheme but not its concept, overall bulk and scale. Given this, and the unchanged set-back siting of the proposal, it is considered that the proposed amendment would not have any material additional impact on the character and appearance of the application site or locality.

(ii) Impact on neighbouring amenity

This issue was also given careful consideration during the processing of

APP/14/01104, particularly in relation to numbers 46 and, especially, 50 Havant Road. At that time it was considered that the proposal would on balance not have a detrimental impact on neighbouring amenity.

The Applicant explains that they have subsequently discussed, with the occupiers of number 50, concerns raised in response to the previous application. These discussions have led to the proposed amendments now under consideration. These amendments would mean that the highest part of the roof would be central to the new building rather than closer to the neighbouring properties, with gables now facing on to the host site. This would reduce the bulk of the building when viewed from neighbouring properties, and also allow for more light to reach them because of the realigned slope of the roof. The proposed reduction of eaves height to the west elevation would further reduce bulk and increase light in relation to number 50, whilst the removal of a window and reduction in size of another would reduce the perception of overlooking to that property.

Given that the impact of the proposal on neighbouring properties would be reduced, it is considered appropriate to accept the proposed changes as an amendment in this case.

8 Conclusion

The proposed changes to the scheme approved under reference APP/14/01104 would be acceptable in principle, would not have any detrimental impact on the application site and wider locality, and would result in a reduced impact on the amenities of occupiers of neighbouring dwellings. it would not generate the need for further planning conditions or CIL. The application for a non-material amendment should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00247, subject to the following conditions:

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

1158_01 A (Proposed Site Plan)
1158_02 A (Proposed Block Plan)
1158_20 A (Proposed Floor Plans)
1158_26 A (Proposed Elevations)

Reason: - To ensure provision of a satisfactory development.