
Site Address:	10A Esmond Close, Emsworth, PO10 7HX		
Proposal:	Non material change relating to fenestration, cladding, chimney stack and eaves overhang of porch.		
Application No:	APP/14/01278	Expiry Date:	05/01/2015
Applicant:	Mr J Crawley	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Proposal

1.1 This is a Non-Material Amendment application seeking some minor changes to the finishing details of the development approved by APP/13/01280 which was for a first floor side extension, single storey rear and front extension, new fenestration, and internal alterations.

1.2 The amendments include the following:

- 1) Change to size of window in south (side elevation) - becomes a long thin window, obscure glazed
- 2) Change to glazing above front door
- 3) Addition of window in side elevation (south) of porch (further amended in size by email dated 19/12/14 to be 400mm wide by 2160mm tall)
- 4) Reduction in size of first floor window on front elevation
- 5) Addition of cladding to gable of front extension
- 6) General changes to windows and doors on rear elevation including replacing juliette style balcony with full lengthy glazing
- 7) Change of render and cladding mix on rear elevation
- 8) Removal of northern most chimney stack
- 9) Side window in north elevation omitted
- 10) Increase in eaves overhang to front porch

2 Planning Considerations

2.1 Esmond Close is a cul-de-sac of detached dwellings of a broadly similar scale and character, dating from the early/mid 1960's. Over time the dwellings in the cul-de-sac have all been individualized with a mix of materials and detailing. The materials proposed for the development at No 10A do modernise the dwelling with the use of cedar cladding and the use of 'Velfac' narrow profile windows in RAL colour 9006 'White Aluminium' which is a mid grey colour, has now been agreed by Development Management Committee.

2.2 The NMA now proposed seeks minor variations to the finishing details to complete the theme and image of the dwelling sought by the applicant. They are all minor changes to the approved plans and do not fundamentally alter the size or form of the dwelling or extensions - the changes relate to window sizes, materials and eaves overhang. They do not in any way affect the neighbouring residential amenity by way of overbearing/overlooking/overshadowing etc. Accordingly the proposed changes

are considered appropriate and recommended for approval .

8 Conclusion

- 8.1 The proposed amendments to the approved scheme, which involve minor changes to window sizes, materials and eaves overhang, is not considered to give rise to any significant impact to 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/14/01278

(A)

(B) subject to the following conditions

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

Original Approved Elevations Drawing No 1341-405 rev C
Proposed Elevations Drawing No 1341-405 rev H with amended dimensions to porch window supplied by email dated 19/12/14

Reason: - To ensure provision of a satisfactory development.