
Site Address:	5 Victoria Road, Emsworth		
Proposal:	Application for non-material amendment to Planning Permission APP/13/00862 relating to change of brick and block to vertical tiles		
Application No:	APP/14/00151	Expiry Date:	11/03/2014
Applicant:	Mr G Dack	Team:	Team 2
Agent:		Case Officer:	Aaron Wright
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is situated on the northern side of Victoria Road close to the eastern end and its junction with North Street. The frontage of the site onto the pavement is temporarily fenced for security purposes as work commences on site. There is a dropped kerb from the road at the western end of the site.
- 1.2 To the west of the application site lies No.7 Victoria Road, a two and a half storey property with a narrow frontage which extends into the site. The eastern wall of the property abuts the boundary wall to the application site.
- 1.3 To the east of the site lies No.3 Victoria Road, a two storey double fronted property which is separated from the boundary of the application site by an access drive. To the north lies a number of industrial units beyond which is Emsworth railway station.

2 Planning History

09/63716/000

Outline application for the erection of 2No. 3 bed dwellings with associated parking and access to Victoria Road. Permission 09/03/10

APP/13/00049

Extension of time limit for implementation of Planning Permission 09/63716/000 for the outline application for erection of 2No. 3 bed dwellings with associated parking and access to Victoria Road. 27/03/13 Consent.

APP/13/00862

Reserved matters application relating to appearance and landscaping following Outline Planning Permission APP/13/00049. 24/10/13 Permission

3 Proposal

The application is for a non material change to Planning Permission APP/13/00862 relating to changes from brick and block work to vertical tile hanging on the side elevations (above first floor level).

4 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Appropriateness of the design
- (ii) Effect on the neighbouring properties

(i) Appropriateness of the design

The proposed design change is considered acceptable as it would be sympathetic and in keeping with the appearance of the dwellings. It accords with policy CS16 of the Core Strategy.

(ii) Effect on the neighbouring properties

The proposed alteration to the appearance of the dwellings would have no adverse impact on the amenity of the neighbouring properties.

8 Conclusion

The application is considered to be acceptable and a non-material change is recommended for approval

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to GRANT A NON MATERIAL CHANGE to planning application APP/14/00151