

1 Site Description

- 1.1 The site is located on the corner of Southwood Road and Nutbourne Road and was formerly an A1 retail unit with residential accommodation above. For some years the whole of the unit has been converted to residential. There is parking provided on a hardstanding to the front and side of the property. The current layout as recently granted planning consent consists of three flats - one a small bedsit and a ground floor flat with the other being a first floor flat formed over the ground and first floor.

2 Planning History

APP/13/00001

Part Retrospective change of use from Retail Class A1 to residential to form 3No. 1 bed Flats. The application seeks to regularise the loss of retail use at the site and allow some small internal and external changes to form the 3No. 1 bed units now proposed. Car parking arrangements for 3 cars on the forecourt are to remain as existing - Permitted.

3 Proposal

Application for non-material changes to Planning Permission APP/13/00001 relating to ground floor windows.

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: Not applicable.

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

7 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) Principle of development

5.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria. The only change that is now considered not in accordance with the initial permission is the changes to the design of the glazing window within the western elevation.

5.3 Whilst there were objections to the initial proposal in terms of design, the minor changes to the glazing now proposed within the western elevation are very minor with the positions of the windows remaining unchanged. The changes involve the size and form of the windows and it is considered that the amendments are not inferior in terms of design to the scheme initially submitted. Therefore the proposed changes can be considered as non material.

(ii) Effect on neighbours and appearance of building

5.4 The design and appearance of the overall building is not significantly altered by the proposed changes to the glazing.

5.5 The change of sizing of the windows will not cause overlooking or increase the degree of overlooking to any greater degree than the previous approved scheme - or, indeed, the original building which has been adapted pursuant to Permission APP/13/00001.

(iii) Effect on amenity of any future residents

5.6 It is considered that the changes are acceptable in terms of the future residents amenity.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00212 subject to the following conditions: