
Site Address: 11 Brook Gardens, Emsworth, PO10 7JY
Proposal: Application for non material change to Planning Permission
APP/10/00877 relating to changes to front door and reduction in size of window.
Application No: APP/13/00819 Expiry Date: 19/09/2013
Applicant: Mr R Dickinson Team: Team 2
Agent: Case Officer: Jenna Shore
Ward: Emsworth

Recommendation:

1 Site Description

- 1.1 The application consists of a two storey semi detached dwelling with a gable end and constructed from red multi brick.
- 1.2 The dwelling occupies a corner location on the curve of Brook Gardens forming a triangle shaped rear and front garden. At the rear, along the east and south boundaries two story terraced dwellings overlook into the rear garden. The dwellings are separated by a 1.8m fence.
- 1.3 To the north is the attached dwelling with a pitched roof. This dwelling has a mono pitch conservatory at the rear. The dwellings are separated by a 1.8m fence.
- 1.4 To the immediate south is a semi detached dwelling, this is partially screened view at the rear by a detached garage within the curtilage of No.11 Brook Gardens.

2 Planning History

APP/10/00877
Single storey rear extension
Permitted. 11/01/2011

3 Proposal

- 3.1 This application seeks to make a non material amendment to application APP/10/00877 by reducing the size of the two ground floor windows and moving the location of the front door.

4 Policy Considerations

National Policies
National Planning Policy Framework

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

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

5 Planning Considerations

5.1 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

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5.2 The original application (APP/10/00877) was for a single storey rear extension but however included works to the front elevation. These works included the conversion of the garage to living accommodation and replacement of the garage door with a window. Permitted development rights are in tact at this property, consequently these works did not require consent and were not included in the original application description. The further changes to the front elevation (reduction in windows and movement of the front door) do also not require planning permission. As planning permission is not required the amendments to application APP/10/00877 are therefore considered to be non material.

6 Conclusion

6.1 The proposed changes are considered to be non material and do not require planning permission in isolation.

7 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/00819