
Site Address:	32 Nore Crescent, Emsworth, PO10 7NB		
Proposal:	Application for non-material changes to Planning Permission APP/13/00510 relating to an additional window to bathroom.		
Application No:	APP/13/01010	Expiry Date:	07/11/2013
Applicant:	Mr S Legg	Team:	Team 2
Agent:	Mr P Anderson	Case Officer:	Bee Crawford
	Axis Architecture Ltd		
Ward:	Emsworth		

Recommendation:

1 Site Description

- 1.1 The application site is a detached bungalow and garage which lies to the south east of the property. It has a brown tiled pitched hipped back roof and elevations of red multibrick. The front garden is enclosed by a 0.5 metre high wire fence and shrubs to the side boundaries with a dwarf wall and shrubs to the front boundary and open vehicular access to the detached garage. The front garden is laid to lawn facing the property and has an area of tarmac providing parking to the side. The rear garden is of a generous size and is enclosed by a 1.8 metre high fence and wall with mature trees and shrubs to the south eastern boundary, a 2 metre high hedge to the south western boundary and part of the north western boundary and a 1.8 metre high trellis and 0.5 metre high wire fence to the remainder of the north western boundary. The garden is laid to lawn interspersed with areas of mature shrubs, a shed and a vegetable patch.
- 1.2 Detached bungalows of a similar age, style and design lie to the north and south of the property, and the rear gardens of properties in Chester Close lie to the rear. A detached bungalow of a similar age, style and design lies opposite the site. The area is of medium density of predominantly detached and semi-detached bungalows of a similar age, style and design.

2 Planning History

- 2.1 APP/13/00510
Construction of single storey side and rear extension following removal of existing rear conservatory and garage. Permitted 19/07/2013.

3 Proposal

- 3.1 The application is for a non-material amendment to Planning Permission APP/13/00510 (construction of single storey side and rear extension following removal of existing rear conservatory and garage), for the provision of an obscure glazed window to the bathroom in the north east elevation of the proposal.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under new legislation which has been 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. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 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
 - (ii) Appropriateness of design
 - (iii) Effect on neighbouring properties
- (i) Principle of development
- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.
- 5.4 No letters of objection were received with respect to APP/13/00510 from neighbours or consultees.
- 5.5 No conditions were put on the previous approval, therefore the application can be considered as non material.
- (ii) Appropriateness of design
- 5.6 The additional window in the north east elevation would not alter the overall design and as such would accord with Policy CS16 of the Core Strategy and is not considered to be harmful in that respect.
- (iii) Effect on neighbouring properties
- 5.7 The proposed change is relatively modest and it is considered it is unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

6 Conclusion

- 6.1 Overall, the additional window in the north east elevation is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/01010