
Site Address:	Former site of St John Ambulance Headquarters, Convent Lane, Emsworth		
Proposal:	Application for Non-material change to Planning Permission APP/13/00394 relating to window/rooflight locations.		
Application No:	APP/14/00278	Expiry Date:	11/04/2014
Applicant:	Ruth Butler Architects	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is an area of land to the rear of Highland Road, accessed via Convent Lane in Emsworth, with the vehicular access coming from the Havant Road end of Convent Lane.
- 1.2 The site is the former headquarters of St Johns Ambulance, and their former storage buildings remain on site in the north eastern corner. The building is single storey in height. The remainder of the site is level and mainly laid to hardstanding. The site boundary is a 1.8m close boarded fence running round the entirety of the site. There are few shrubs or planting on the site, which has a derelict appearance.
- 1.3 The site lies within a residential area and is surrounded by residential development of mainly 2 storeys in height, some of chalet style, forming a mix of terraced, semi detached and detached properties.
- 1.4 To the north of the site is a garage compound consisting of single storey garaging in blocks. To the south of the site is the access road to the site (Convent Lane). To the east of the site are relatively new detached properties of a chalet bungalow/2 storey style.
- 1.5 To the west of the site is a row of terraced properties with their rear gardens backing onto the site. There is a narrow footpath running beyond the boundary fence of the terraced properties separating the site from the terrace (Highland Road).

2 Planning History

APP/13/00394
Construction of 1No. 4 bed dwelling and detached garage with associated parking, landscaping and access from Convent Lane. Permit June 2013

3 Proposal

Application for Non-material change to Planning Permission APP/13/00394 relating to window/rooflight locations. The changes relate to:-

Proposed elevation 1
slight reduction in size and changes to glazing bars

Proposed elevation 2
Reduction in size of ground floor windows.

Proposed elevation 3
changes to glazing bars

Proposed elevation 4
No appreciable change

Roof
The roof lights have been repositioned on the flat roofs, but incorporate a similar level of glazing.

4 Policy Considerations

National Policies
National Planning Policy Framework

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

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF
Wind ()
Turbine
Zone

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 issue arising from this application is:

(i) Appropriateness of the Design

5.2 The proposed changes will have minimal impact on the appearance of the proposed development and are not considered to result in a material change, nor would they have an adverse impact on the neighbouring properties or wider environment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/14/00278
subject to the following conditions

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

Proposed elevations 501-1-030 Rev 02

Proposed floor plans 501-1-002 Rev 04

Reason: - To ensure provision of a satisfactory development.