
Site Address: 23 Westbourne Avenue, Emsworth, PO10 7QT
Proposal: Application for non-material changes to Planning Permission
APP/12/01120 relating to a change to the spacing of ground floor glazing on west
elevation; a change to the position of the ground floor shower room window on west
elevation. (moved 500mm to the right); omission of sun pipe.
Application No: APP/13/00540 Expiry Date: 04/07/2013
Applicant: Mr A Gill Team: Team 2
Agent: Mr P Brodbelt Case Officer: Daphney Haywood
Ward: Emsworth

Recommendation:

1 Site Description

- 1.1 The application site comprises a detached two storey dwelling of cottage style construction with a large clay roof incorporating a number of dormers at first floor. To the north of the dwelling is an attached building comprising single storey stores and beyond this a large garage with first floor gym/store above. The property which occupies a corner plot sits in a level plot of approximately half an acre.
- 1.2 The southern and western site boundaries are formed by the cul-de-sac of Danbury Court, whilst the northern boundary adjoins 25 Westbourne Avenue, a large detached Edwardian property in multiple occupation.
- 1.3 There are a number of trees

2 Planning History

APP/12/01120 Demolition of existing garage and outbuildings. Construction of two storey rear extension incorporating new integral garage, dormer to east elevation and dormer with Juliet balcony to west elevation. Approved 15/02/2013

3 Proposal

Application for non-material changes to Planning Permission APP/12/01120 relating to:-

a change to the spacing of ground floor glazing on west elevation;

a change to the position of the ground floor shower room window on west elevation.
(moved 500mm to the right);

omission of sun pipe.

4 Policy Considerations

National Policies

National Planning Policy Statement

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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 issues arising from this application are:

(i) Appropriateness of the Design

- 7.2 The proposed changes to the spacing of ground floor glazing on west elevation; a change to the position of the ground floor shower room window on west elevation. (moved 500mm to the right); and omission of sun pipe. would not affect the character of the main property as it would include appropriate materials and fenestration. The proposal is not considered to result in a material change, nor would it have an impact on the neighbouring properties or wider environment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/00540

subject to the following conditions

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

Proposed ground floor plan Gill/1/P102 rev D
Proposed first floor plan Gill/1/P103 Rev D
Proposed roof plan Gill/1/P104 Rev D
Proposed elevations Gill/1/P105 Rev D

Reason: - To ensure provision of a satisfactory development.