
Site Address:	5 Victoria Road, Emsworth		
Proposal:	Insertion of ground floor window to east and west elevations of a pair of semi-detached houses (amendment to Planning Permission APP/13/00862).		
Application No:	APP/13/01151	Expiry Date:	13/01/2014
Applicant:	Mr G Dack	Team:	Team 2
	Ashmead Properties Ltd		
Agent:		Case Officer:	Aaron Wright
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is situated on the northern side of Victoria Road close to the eastern end and its junction with North Street. It comprises of a rectangular shaped plot which is currently vacant but was formally occupied by a single dwelling (5 Victoria Road). The boundaries of the site are comprising walls which form part of the original dwelling. The frontage of the site onto the pavement is temporarily fenced for security purposes. There is a dropped kerb from the road at the western end of the site.
- 1.2 To the west of the application site lies No.7 Victoria Road, a two and a half storey property with a narrow frontage which extends into the site. The eastern wall of the property abuts the boundary wall to the application site.
- 1.3 To the east of the site lies No.3 Victoria Road, a two storey double fronted property which is separated from the boundary of the application site by an access drive. To the north lies a number of industrial units beyond which is Emsworth railway station.
- 1.4 In March 2009, outline planning permission was granted for the erection of 2No. 3 bed dwellings with associated parking and access to Victoria Road. The application sought outline consent for a pair of semi-detached dwellings. The reserved matters application was subsequently approved last year.

2 Planning History

09/63716/000

Outline application for the erection of 2No. 3 bed dwellings with associated parking and access to Victoria Road. Permission 09/03/10

APP/13/00049

Extension of time limit for implementation of Planning Permission 09/63716/000 for the outline application for erection of 2No. 3 bed dwellings with associated parking and access to Victoria Road. 27/03/13 Consent.

APP/13/00862

Reserved matters application relating to appearance and landscaping following Outline Planning Permission APP/13/00049. Permission. 24/10/13

3 Proposal

The application is for the insertion of ground floor window to east and west elevations of a pair of semi-detached houses (amendment to Planning Permission APP/13/00862). The windows would be at ground floor level to allow additional light into the ground floor living space.

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 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: 7

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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) Impact upon neighbouring properties

(i) Principle of development

The principle of residential development of this site has been established by the granting of the reserved matters application last year. As such the principle of development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon neighbouring properties

To the west of the application site lies No.7 Victoria Road, a two and a half storey property with a narrow frontage which extends into the site. The eastern wall of the

property abuts the boundary wall to the application site. To the east of the site lies No.3 Victoria Road, a two storey double fronted property which is separated from the boundary of the application site by an access drive.

The two additional windows (on each side elevation) are modest in size and would not result in any loss of amenity or privacy to the neighbouring properties. No letters of objection have been received.

8 Conclusion

The proposed development would not result in any loss of amenity to the neighbouring properties and as such is considered acceptable.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01151 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

OS Plan
Block Plan
Landscape Details (Drawing No.GD/13/01)
Proposed Floorplans (Drawing No.GD13/02)
Proposed Elevations

Reason: - To ensure provision of a satisfactory development.