
Site Address: 32 High Street, Emsworth, PO10 7AW
Proposal: Application for Non material amendment to Planning Permission APP/13/00588 relating to installation of one extra rooflight over the bedroom, and addition of two internal doors within the side pedestrian access for security reasons.
Application No: APP/14/00010 Expiry Date: 30/01/2014
Applicant: Mr J Groom Team: Team 2
Agent: Case Officer: Rachael McMurray
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at the rear of No. 32 High Street which is a two-storey Grade II listed building comprising a shop at ground floor and a residential flat above. There is yard to the rear of the building which includes a single storey outbuilding with a sloped roof. There is a pedestrian access which runs alongside No. 32 to allow access to this store at the rear, as well as access to an external staircase which provides access to the flat and office on the first floor of No. 32. The rear wall of the outbuilding forms the boundary with a parking area situated in Pelham Terrace.

2 Planning History

00/50996/006

Conservation Area Consent for demolition of store and the erection of a two-bedroom dwelling. Refused.

Appeal - APP/X1735/E01/10559429

Appeal against the above application. Allowed on 22 May 2013

01/50996/012

Erection of two bedroom dwelling. Permitted

06/50996/014

Relief from Condition 1 of Planning Permission 01/50996/012 to allow for more time for the development of the two bed single storey dwelling thereby permitted to commence. Permitted - 15/5/06

APP/13/00588

Part demolition, extension and conversion of existing outbuilding to 1No. 1 bed dwelling with pedestrian access from High Street. Permitted.

3 Proposal

Non-material amendment to Planning Permission APP/13/00588 relating to installation of one extra rooflight over the bedroom, and addition of two internal doors within the side pedestrian access for security reasons.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

4 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact of proposed changes

- 7.2 The proposed additional roof light would sit flush with the roof slope and match the design of the other two roof lights on the development. Overall, it is considered that it would not have a harmful visual impact. The proposed internal doors to be located on the access corridor adjacent to the side elevations of No. 32 are considered to be appropriate and would not have a harmful visual impact on either the street scene or No. 32 High Street which is the main frontage building.

8 Conclusion

The proposed changes are considered to be non-material and the application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to grant a non-material minor amendment to APP/13/00588 for application APP/14/00010