
Site Address: 52 King Street, Emsworth, PO10 7AZ
Proposal: Application for non-material changes to APP/13/00293 relating to revised layout to store extension with associated revised elevation.
Application No: APP/13/00501 Expiry Date: 21/06/2013
Applicant: Mr M Farrer Team: Team 2
Agent: Mr M Farrer Case Officer: Rachael McMurray
Ward: Emsworth

Recommendation:

1 Site Description

- 1.1 The site is located at the southern end of King Street in the Emsworth conservation area and comprises a three-storey, end of terrace property. The terrace is formed of five dwellings arranged in a staggered pattern. There is a two-storey element attached to the south elevation of each dwelling which comprises an integral garage at ground floor and a floor above with an inset balcony with a horizontal wooden screen. Each dwelling has green peg tile cladding on the front elevation.
- 1.2 The terrace backs onto the Emsworth Mill Pond. It currently has an integral garage at ground floor and two parking spaces on the front hard standing. To the front of the area of hard standing there is a raised plant bed which marks the front boundary. There is a footpath which runs along the north boundary of the site. To the north of the terrace there is a terrace of three (2-6 Harbour Way). The rear gardens of these properties face onto the north elevation of No. 52 King Street and the north boundary which is marked by a low height boundary fence.

2 Planning History

APP/13/00293

First floor front extension, single storey side extension and revised elevation treatments. Permitted.

3 Proposal

Non-material minor amendment to APP/13/00293 relating to revised layout to store extension (to the north elevation) with associated revised elevation. This would include moving one of the storage doors to the east/rear elevation so that only two doors would be visible on the north elevation of the side extension.

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

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
- (ii) Effect on the neighbouring properties

(i) Appropriateness of the design

5.2 It is considered that this would not significantly affect the design or appearance of the extension and would not result in adverse harm to the character of the dwelling.

(ii) Effect on the neighbouring properties

5.3 The changes to the north elevation would not have any further impact on the neighbouring property.

8 Conclusion

It is considered that the changes could be dealt with as a non-material minor amendment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant a Non-Material Minor Amendment to APP/13/00501

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

Proposed elevations - P02 A

Reason: - To ensure provision of a satisfactory development.