

DELEGATED OFFICER REPORT

Site Address: 31 Warblington Road, Emsworth, PO10 7HE
Proposal: Application for variation of condition 2 of Planning Permission
APP/24/00944 to vary approved plans.
Application Type: Variation/Relief of Condition
Application No: APP/25/00523 Expiry Date: 08/08/2025
Applicant: Mr Rego
Agent: Helyer Davies Architects Case Officer: Selina Donophy
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises a two storey, detached dwellinghouse located on the north west side of Warblington Road, Emsworth. This property has a pitched roof with a projecting gable to the front elevation and elevations are formed from brickwork. The area is residential in character.

2 **Planning History**

APP/24/00944 - Ground floor extension to the front & side to replace existing porch, double storey extension to the side and double storey extension to the rear to replace the existing garage. External alterations and refurbishments to include new windows and external doors, 5 No. roof lights, cladding and new roof tiles., PERM, 14/01/2025

3 **Proposal**

Application for variation of condition 2 of Planning Permission APP/24/00944 to vary approved plans.

4 **Policy Considerations**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations)

July 2014 AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Charles Robert

No comment received

Councillor Grainne Rason

No comment received

Councillor Reuben Mychaleckyj

No comment received

County Archaeologist

Thank you for your consultation regarding the revised condition 2. I am happy to confirm that I would not raise any archaeological issues.

Emsworth Residents Forum

No comment received

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 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) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 Section 73 provides for the determination of applications to develop land without compliance with conditions previously attached. It only provides for the variation of conditions attached to an existing permission; it does not provide a means of varying the development permitted (other than through the imposition of new/varied conditions). Given the previous permission, the principle of the development is considered to be acceptable.

(ii) Appropriateness of design and impact on the character of the area

7.4 The proposed variations from APP/24/00922 include the alteration of the porch roof to have a flat and parapet style roof, the two storey front extension is to extend by an additional 500mm to the south. To the ground floor, rear elevation the bi fold doors would be extended to replace the rear elevation window. To the east elevation the previously approved high level window would be removed and replaced with a standard window. Other alterations include changes to materials including render and timber cladding as shown on the proposed plans.

7.5 The proposed changes are considered to be generally modest in both scale and appearance. The timber cladding proposed was previously approved under APP/24/00922 and a change to its siting is not deemed to result in harm to the host dwelling nor the character of the streetscene. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 The change from the high level window to the east elevation is not considered to result in any harm to the amenity of no 29 to the north east as there is an existing window in this siting which serves a bedroom which would offer a very similar view. The modest increase in depth of the front extension would not result in any material overbearing impact on neighbouring occupiers. The overall impact of the development on neighbouring properties would remain as approved under APP/24/00922. Consequently it can be concluded that the revised proposals would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.7 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00523 subject to the following conditions

- 1 The development must be begun not later than three years from the date of planning approval APP/24/00944 dated 14th January 2025.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

01 Jul 2025 24089-02A PROPOSED FLOOR,
ELEVATIONS, BLOCK & SECTION
24089 - 01 EXISTING PLANS, ELEVATIONS, SECTION AND
SITE LOCATION PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.