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Site Address: 101 - 109 North Street, Emsworth, PO10 7PH  
Proposal: Application for non-material change to Planning Permission  
APP/16/01110 relating to change of brick type to Ibstock Sharpthorne mixed stock and  
change of coping type to Ibstock Cisbury Half Round.  
Application No: APP/17/00438 Expiry Date: 25/05/2017  
Applicant: Havant Borough Council  
Agent: Mr S Mountain Case Officer: Rachael McMurray  
Ward: Emsworth

Reason for Committee Consideration: HBC application

HPS Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is located on North Street in Emsworth and comprises a brick wall which extends along the front of No's 101-109 North Street and finishes just before the railway bridge. The wall sits opposite the vehicular access to the Emsworth Railway Station.
- 1.2 The existing wall is of brick construction and forms a boundary with the pedestrian footpath which runs under the railway bridge. Above the wall sits a bank of landscaping which forms part of the front gardens of No's 97-109 North Street. These properties comprise a terrace row which is positioned 8m-11m back from the line of the wall.

## **2 Planning History**

APP/15/00653 - Replacement and repair of retaining wall, PERM, 19/08/2015  
APP/16/01110 - Replacement of retaining wall (amendment to Planning Permission  
APP/15/00653) abutting 101-109 North Street. , PERM, 13/12/2016

## **3 Proposal**

- 3.1 Application for non-material change to Planning Permission APP/16/01110 relating to change of main brick type from 'Ibstock West Hoathly' to 'Ibstock Sharpthorne' and change of coping brick type from 'West Hoathly Half Round' to 'Ibstock Cissbury Half Round'.
- 3.2 The reason for the change to the brick types is that the approved bricks are now unavailable and therefore alternatives are required. As the original brick was specified on the plans which were approved under APP/16/01110, further approval is required for any amendment to the materials proposed to construct the wall, hence the need for this application.

## **4 Policy Considerations**

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Not applicable to an application for a non-material amendment to an existing planning permission.

## **6 Community Involvement**

Not applicable to an application for a non-material amendment to an existing planning permission.

## **7 Planning Considerations**

7.1 As detailed in paragraph 3.1 above, this application has been submitted under legislation which was introduced to allow for applications for non-material changes to Planning Permissions. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining whether a proposal is a 'non-material' amendment - there is no statutory definition of the term.

7.2 In this case, having regard to the relevant policies of the development plan it is considered that the main issue arising from this application which will determine whether the change proposed is a 'non-material' one is:

### **(i) Appropriateness of design and impact on the character of the area**

7.3 The only alterations proposed are to the brick types. The difference between the approved bricks and those proposed is very minor, with both those approved and now proposed having a traditional multi stock brick appearance and finish, being of a similar tone and colour. Overall the change is not considered to result in a material change to the development, and the proposed change is considered to accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

## **8 Conclusion**

8.1 The proposed change to the materials is considered to form a non material amendment and the application is therefore recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00438 subject to the following condition:

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

Application form dated 25th April 2017

**Reason:** - To ensure provision of a satisfactory development.

**Appendices:**

- (A) Location Plan
- (B) Wall Plan
- (C) Replacement Wall Elevation