
Site Address:	4 Queen Annes Drive, Havant, PO9 3PG		
Proposal:	Non Material Change to APP/22/00555 to allow for revision of the porch and ground floor extension roof.		
Application Type:	Non-material change		
Application No:	APP/23/00447	Expiry Date:	12/07/2023
Applicant:	Mr Sodeau		
Agent:	Mr Brown	Case Officer:	Tina Pickup
	Dwell Design Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a two storey semi detached dwelling located on the north side of Queen Anne's Drive, at its junction with Roman Way. It is an unusual siting and layout in that the side of the application dwelling is effectively attached to the rear of number 1A Roman Way and each have principal elevations facing different road frontages. The application site, number 4, is constructed of cream painted render beneath a hipped, dark tiled roof, including a chimney on the rear roof slope. It has a central entrance door with porch roof above, set back from Queen Anne's Drive behind a low wall with evergreen hedge. Vehicular access is taken at the western end of the site, adjacent number 6, where there is a small garage and hard standing for the parking of about 2 cars.
- 1.3 To the rear, there is a separation of some 5.5m to the northern boundary which in turn comprises the side boundary of number 1 Roman Way. The land slopes slightly up to the north, such that number 1 is set slightly higher than the application dwelling. This property is detached and has a galley kitchen with main kitchen window over its sink in this southern elevation facing the application site.
- 1.4 The attached dwelling, number 1A fronts Roman Way and as such the rear of its single storey attached garage forms the north eastern boundary of the application site. Number 1A also projects further south than the principal elevation of the application site, such that its rear elevation forms a flank wall partially enclosing the sites front garden area.
- 1.5 The site is also opposite the vehicular access into the car park of St Nicholas' Church. Otherwise the area is characterised by traditional detached two storey dwellings.

2 Planning History

APP/22/00555 - Erection of single storey rear extension, single storey front extension and raised patio to rear, PERM,06/02/2023

3 Proposal

- 3.1 Non Material Change to APP/22/00555 to allow for revision of the porch and ground floor extension roof.

- 3.2 The proposed changes relate to the roof of the front porch and linked ground floor extension to lower and connect the roofs.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. 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 where the proposal is a 'non-material' amendment.
- 5.2 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
- 5.3 The height of the front roof above the porch and linked side/front extension would be lowered and joined and would result in a simpler, more cohesive design in street scene terms. It would also avoid the previous conflict with the first floor window above. The front porch and extension are set back behind the attached property number 1A and from the highway. The proposed changes would have no adverse impact on either the neighbour or the appearance of the street scene.
- 5.4 Overall, the proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to the character and appearance of the street scene or neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to the roof of the front porch and extension are not

considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00447

(A) subject to the following conditions

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

Proposed Floor Plans - Drawing Number 21037 (pl) 04 rev F

Proposed Elevations Plans - Drawing Number 21037 (pl) 05 rev G

Reason: - To ensure provision of a satisfactory development.