
Site Address: 4 Southbrook Road, Havant, PO9 1RN
Proposal: Application for non-material change to planning permission
APP/18/00936 in relation to position of extension.
Application No: APP/20/00825 Expiry Date: 10/11/2020
Applicant: Mr Marrs
Agent: Case Officer: Bee Crawford
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a detached chalet style dwelling with an attached garage to the eastern side. It has a brown tiled pitched, hipped and half barn hipped roof with elevations of red multi-brick, tile hanging white painted render. The site is level with open vehicular access, with a block paved drive and parking area, grass and shrubs. There is a dwarf wall and 2 metre high wall and fence to the northern boundary, a dwarf wall and 1.6 metre high fence to the eastern boundary and a 2 metre high wall and fence to the western boundary. The rear and side garden is mainly laid to lawn with shrubs, a patio, a pond and a shed. It is enclosed with fencing ranging in height from 1.6 metres to 2 metres and a 2 metre high wall and fence.
- 1.2 Detached chalet style dwellings lie to the east, west, opposite and to the rear via a private drive. The area is of medium density consisting of detached chalet style dwellings, two storey properties and bungalows of mixed and similar age, style and design.

2 Planning History

APP/18/00936 - Side extension to enlarge existing garage including roof alterations.
PERM 06/12/2018.

3 Proposal

- 3.1 The application is for a non-material change to planning permission APP/18/00936 in relation to the position of extension.

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)

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) Principle of development
 - (ii) Appropriateness of design and impact on the character of the area
 - (iii) Effect on neighbouring properties
- (i) Principle of development
- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The alteration is to extend the depth of the extension to the rear by approximately 0.1 metre for it to be flush with the rear elevation of the existing property. It is considered the amendment would not change the overall design and is not considered to be harmful in that respect.
- (iii) Effect on neighbouring properties
- 5.5 The proposed change is relatively modest and it is considered unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alteration to extend the depth of the extension to the rear by approximately 0.1 metre for it to be flush with the rear elevation of the existing property is not considered to result in a material change to the extant planning permission, and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00825 subject to the following conditions

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

Drg no. 4976/4 Rev E Proposed elevations plan

Drg no. 4976/2 Rev C Proposed floor plan

Location plan

Drg no. 4976/500 Site layout plan

Reason: - To ensure provision of a satisfactory development.