

Site Address: 2 Glebe Park Avenue, Havant, PO9 3JR
 Proposal: Application for non-material change to planning permission
 APP/20/00048 relating to rectification of written measurement error within the original
 scaled plan drawing, minor increase to garage and change of first floor rear window to
 Juliet balcony.

Application No: APP/20/00413	Expiry Date: 25/06/2020
Applicant: Mr Ward	
Agent:	Case Officer: Joseph Toole
Ward: Bedhampton	

1 Site Description

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

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 proposal is to amend APP/20/00048 to rectify the written measurement error on the original scaled drawing, a minor increase to the garage by approximately 40mm and to change the first floor rear window to a Juliet Balcony. The length of the house is actually 8 metres not 7.9 metres as shown on the original scaled drawing. This is a minor error and is not considered to negatively impact the existing planning permission. The proposed minor increase in size of the garage would be insignificant. With regards to the replacement of the first floor rear window with a Juliet Balcony this is not considered to have an adverse impact on the design and impact on the character of the area.

(iii) Effect on neighbouring properties

5.5 The construction of a Juliet balcony instead of a first floor window would not have a negative impact on No.2A Glebe Park. It would continue to be impossible to sit out on the roof.

5.6 The proposed changes are relatively modest and it is considered they are 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 alterations to APP/20/00048 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 Planning be authorised to **GRANT PERMISSION** for application

APP/20/00413

- 1 The development must be begun not later than 27/03/2023.
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:

Proposed Plans and Elevations

Reason: - To ensure provision of a satisfactory development.