
Site Address: 7 Maylands Road, Havant, PO9 3NP
Proposal: Application for non-material change to Planning Permission
APP/18/00994 relating to re-positioning of bi-fold doors to proposed rear elevation,
glazed gable above bi-fold doors and velux roof windows. Change the roof of the
single storey extension from a hipped roof to a gable end roof design.
Application No: APP/19/00560 Expiry Date: 04/07/2019
Applicant: Mr R Derry
Agent: Case Officer: Denise Sheath
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached dwelling, constructed with red multi brick with white pebble dash render and cladding to all elevations, the property benefits from a detached single storey garage, the boundary treatment to the front of the property is a white wooden picket style fence approximate 1m in height. The property is set back on slightly higher ground than the highway to the front of the property.
- 1.2 The properties along the streetscene are of varying styles of two storey dwellings with garages.

2 Planning History

APP/18/00994 - Single storey rear extension following demolition of existing conservatory; demolition of existing garage; erection of replacement garage; alterations to fenestration., PERM,06/12/2018

3 Proposal

Application for non-material change to Planning Permission APP/18/00994 relating to re-positioning of bi-fold doors to proposed rear elevation, glazed gable above bi-fold doors and velux roof windows. Change the roof of the single storey extension from a hipped roof to a gable end roof design.

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

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 alterations are to make alterations to the single storey rear extension they are to include a change from a hipped roof to a gable end roof, the removal of bi-folding doors along the north west elevation, replace the door and window to the rear elevation with a set of bi-folding doors with a glazed gable above, and insertion of 1no. velux window to both side elevations of the roof. It is considered the amendments would not change the overall design and are not considered to be harmful in that respect.

(iii) Effect on neighbouring properties

5.5 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 the single storey rear extension they are to include a change from a hipped roof to a gable end roof, the removal of bi-folding doors along the north west elevation, replace the door and window to the rear elevation with a set of bi-folding doors with a glazed gable above, and insertion of 1no. velux window to both side elevations of the roof 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/19/00560 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form Received 06 June 2019
Proposed Elevations and Site Plan - Received 24 May 2019
Reason: - To ensure provision of a satisfactory development.