
Site Address: 28 Camelia Close, Havant, PO9 2FQ
Proposal: Application for non-material amendment to Planning Permission
APP/18/00446 relating to roof adjustment.
Application No: APP/18/01235 Expiry Date: 04/01/2019
Applicant: Mrs N Rayner
Agent: Case Officer: Bee Crawford
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey end of terraced property with a brown tiled pitched roof and elevations of red multibrick, situated at the end of a cul-de-sac part of Camelia Close. The site is level and open to the front with an area of shrubs. The rear garden is mainly laid to lawn with a patio, an area of decking and shrubs and is enclosed to all boundaries with fencing ranging in height from 2 metres to 2.5 metres.
- 1.2 The adjoining two storey terraced house is to the south, a pair of two storey semi-detached properties are to the north, the rear of retail units in Snowberry Crescent are to the east and two storey terraced properties are opposite. The area is of medium density with a mixture of two storey detached, semi-detached and terraced properties of a similar age, different styles and design on a modern estate.

2 Planning History

APP/18/00446 - Two storey side extension, permitted 10/07/2018.

3 Proposal

- 3.1 The application is for a non-material amendment to Planning Permission APP/18/00446 relating to increase in the height of the roof.

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.
- 5.4 No letters of objection were received with respect to APP/18/00446 from neighbours or consultees.
- (ii) Appropriateness of design and impact on the character of the area
- 5.5 The alteration is to increase the height of the proposed extension by approximately 0.3 metres, to correspond with the rear roof slope on the eastern elevation of the extension. 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
- 5.6 The proposed change is relatively modest and it is considered it is 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 for the increase in height of the proposed extension by approximately 0.3 metres, 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/18/01235 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing and proposed side elevation plan
Existing and proposed rear elevation plan
Reason: - To ensure provision of a satisfactory development.