
Site Address: 118 Lovedean Lane, Waterloooville, PO8 9SN
Proposal: Application for non-material change relating to reduction to the footprint of the car port in terms of its width and length.
Application No: APP/18/00841 Expiry Date: 18/09/2018
Applicant: Mr Bentley
Agent: Steven Barlow Case Officer: Karen Wooden
 The Steven Barlow Partnership
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached dwelling of brick and flint elevations, set back from the highway. The front boundary treatment is defined by a brick wall, with gates providing access to the front of the property, which has been hardsurfaced to provide curtilage parking for several vehicles.
- 1.2 There is an incline in the land level, increasing from the west to the east.

2 Planning History

99/63364/000 - Extensions and alterations to form a two storey house with rear conservatory, PERM,21/09/1999
APP/18/00422 - Erection of timber framed car port to existing parking area., PERM,18/07/2018

3 Proposal

- 3.1 The application is for a non-material change to planning permission APP/18/00422 to reduce the footprint of the car port in terms of its width and length.

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
AL1 (Presumption in Favour of Sustainable Development)

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/18/00422 from neighbours or consultees.
- (ii) Appropriateness of design and impact on the character of the area
- 5.5 The application proposes to reduce the east/west elevations from 6m to 5m, and the north/south elevations from 6m to 5.9m. There are no proposed changes to the design of the structure, and it is considered the alterations will not result in a significant impact on the visual amenity of the area.
- (iii) Effect on neighbouring properties
- 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 reduce the dimensions of the garage 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/18/00841 subject to the following conditions

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

Block and location plan - D.0595.001

Existing site plan - D.0595.002

Proposed site plan - D.0595.003 (rev 3)

Proposed indicative plan, elevations and section - D.0595.004 (rev 4)

Reason: - To ensure provision of a satisfactory development.