
Site Address: 16 Ithica Close, Hayling Island, PO11 9DU
Proposal: Application for non-material change to planning permission 07/68543 relating to removal of external door on side elevation.
Application No: APP/18/00619 Expiry Date: 02/08/2018
Applicant: Miss Parker
Agent: Case Officer: Rachel Ballam
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two storey detached house constructed from facing brick with white uPVC fenestration and profiled concrete roof tiles. The site is located on the western side of the fronting road Ithica Close and surrounded by residential development.

2 Planning History

07/68543/000 - Two storey side and single storey rear extensions. , PERM,18/09/2007

3 Proposal

- 3.1 Planning permission was granted under application reference 07/68543/000 for a two-storey side extension, single storey rear extension and opening up of a blocked doorway in the existing north facing side elevation. The approved extensions are now substantially complete, but the side door remains blocked.
- 3.2 The current application seeks permission to retain the blank northern elevation as existing rather than re-open the blocked entrance for use as a doorway.

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 principle of development on this site was established under application 07/68543/000. Relative to the previous permission the current application relates only to the omission of one approved ground floor opening in the northern side elevation.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The current application seeks to maintain a blank northern elevation, as existed prior to permission 07/68543/000, rather than insert a doorway as per the approved plans. The omission of the permitted ground floor side opening would not have a significant impact upon the appearance or character of the dwelling relative either to the original house or the approved development, nor upon the visual amenity of the street scene. In this regard the proposed alteration is therefore acceptable as a non-material change to application 07/68543/000.
- (iii) Effect on neighbouring properties
- 5.5 The proposed change would not be expected to lead to an adverse impact upon the amenities of neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alteration to planning permission 07/68543/000 for the omission of one ground floor side opening 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/18/00619

(A)

(B) for the following reasons/subject to the following conditions

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

PROPOSED FLOOR PLANS AND ELEVATIONS

Reason: - To ensure provision of a satisfactory development.