
Site Address: 6A Glebe Park Avenue, Havant, PO9 3JR
Proposal: Application for non-material change to Planning Permission
APP/17/00628 relating to change to size of roof light (850mm bigger).
Application No: APP/17/00895 Expiry Date: 13/09/2017
Applicant: Mr & Mrs Chandler
Agent: Miss Carswell Case Officer: Bee Crawford
apropos conservatories LTD
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached property and integral garage, which has been previously extended. It has a brown tiled pitched roof and elevations of beige multibrick with tile hanging at first floor. The site is level although there is a sharp north/south decline to the road. Vehicular access is via electric gates which lead to a large tarmac parking area and grass. There is hedging to the northern boundary, a dwarf wall and fence to the southern boundary and a wall and railings ranging in height from 1 metre to 2 metres to the front boundary. The rear garden is mainly laid to lawn with a raised patio area, decking and a shed, enclosed by fencing ranging in height from 1.2 metres to 1.8 metres together with mature trees and shrubs.
- 1.2 Large two storey detached properties are to the north and south - the northern property is at a higher level and the southern property at a lower level to the application site, the A3(M) is to the rear and the side aspect of a garden to a property in Glebe Park Avenue is opposite. The area is of low to medium density with large two storey detached properties and bungalows of similar and different age, style and design.

2 Planning History

APP/17/00628 - Single storey rear extension and extension of existing patio area, permitted 07/08/2017

3 Proposal

- 3.1 The application is for a non-material change to Planning Permission APP/17/00628 relating to change to size of roof light (850mm bigger) towards the northern end of the single storey rear extension.

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 new legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. 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
- (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

5.4 The increase in length of the northern most roof lantern of the single storey rear extension (as permitted under APP/17/00895) by 0.85 metres would not change the overall design and is not considered to be harmful in that respect.

(iii) Effect on neighbouring properties

5.5 A letter of objection was received from the neighbour to the south raising concerns about loss of privacy and overlooking from the increased height of the patio element of the original proposal granted under APP/17/00628. However it is considered the increase in the length of the roof lantern which is 9 metres from the southern boundary would not have any additional impact on this property.

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 increase in length of the northern most roof lantern of the single storey rear extension by 0.85 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/17/00895 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

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:

Location plan

Proposed block plan

Drg no. 3660/001/D Existing elevations plan

Drg no. 3660/002/D Existing ground floor plan

Drg no. 3660/003/D Proposed elevations plan

Drg no. 3660/004/D Proposed ground floor plan

Drg no. 3660/005/D Proposed roof plan

Drg no. 3660/006/D Illustrative plan

Reason: - To ensure provision of a satisfactory development.