

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.

5.4 No letters of objection were received with respect to APP/13/00559 from neighbours or consultees regarding the garage element of the scheme.

5.5 No conditions were put on the previous approval regarding the garage element of the scheme, therefore the application can be considered as non material.

(ii) Appropriateness of design

5.6 The proposed addition of a window to the eastern elevation and a window and door to the western elevation of the new garage and an increase in height of 0.375 metres to the northern boundary wall (as permitted under APP/13/00559), using splitface ivory and grey bricks, would not alter the overall design and is not considered to be harmful in that respect.

(iii) Effect on neighbouring properties

5.7 A letter was received from the neighbour at number 78 stating there was no concern over the repositioning of the garage, but raised concerns that the proposed window in the eastern elevation of the garage would be unsightly and cause a lack of privacy. However, given the location of the garage at the front of the site, the neighbouring front garden is not considered to be the primary amenity area, therefore any

perception of loss of privacy would not be unacceptable.

- 5.8 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 relocation of the garage to adjoin the eastern boundary, the addition of windows and side door to the garage and the increase in height of the replacement northern boundary wall 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/17/00367 subject to the following conditions

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

Received 05/04/2017
Proposed site plan
Proposed eastern elevation of garage
Proposed western elevation of garage

Reason: - To ensure provision of a satisfactory development.