

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Principal Conservation Officer - No comments. The planning merits raised by these applications are not for consideration. It is simply a matter of evidence, fact, and legal consideration.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Whether the development would require planning permission

7.2 The proposal has been assessed against the 'permitted development' allowances in The Town and Country Planning (General Permitted Development) (England) Order 2015.

7.3 The development has been assessed against Part 1 Class A - the enlargement, improvement or other alteration of a dwellinghouse.

7.4 Under Class A the proposed replacement of existing timber framed windows on 1st and 2nd floors with upvc double glazed windows of same style, replacement front door and garage door single storey rear extension and garage conversion meets the following tests:

(a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P or Q of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (changes of use)

(b) Not applicable

(c) Not applicable

(d) Not applicable

(e) Not applicable

(f) Not applicable

(g) Not applicable

- (h) Not applicable
- (i) Not applicable
- (j) Not applicable
- (k) The proposal does not include the construction or provision of a veranda, balcony or raised platform; it does not include the installation, alteration or replacement of a microwave antenna; it does not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or the alteration to any part of the roof of the dwellinghouse

7.5 A2 - The application site is situated within Article 2(3) land and the proposal meets the following tests:

- (a) It does not consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- (b) Not applicable
- (c) Not applicable

7.6 A3 - The plans and details submitted demonstrate that the conditions in A3 would be met.

7.7 A search of the planning history has not revealed any conditions that restrict 'permitted development' rights, nor is the dwelling part of an Article 4 direction.

8 Conclusion

8.1 There is sufficient evidence as detailed in the submitted documentation to prove that the addition of a replacement extension to the rear of the property and the conversion of the integral garage is permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1 'Development within the curtilage of a dwelling house', Class A.1. The Lawful Development Certificate should therefore be granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to Grant a Certificate of Lawful Development for application APP/17/00673

Wording for Decision Notice

Havant Borough Council, as Local Planning Authority, certifies that on 22 June 2017 the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged in red on the submitted Location Plan and Block Plan would have been lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The proposed development falls within permitted development allowance as set out in Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

FIRST SCHEDULE:

This certificate relates to the following development:

Proposed replacement of existing timber framed windows on 1st and 2nd floors with upvc double glazed windows of same style, replacement front door and garage door as described in the written particulars, plans and other documents submitted with the application, being Location Plan, Block Plan, Photographs of Front, Rear and Side of Property, Schedule of Proposed Windows, Schedule of Proposed Garage Door and Schedule of Proposed Front Door received on 22 June 2017.

SECOND SCHEDULE:

This certificate relates to land at 9 The Parchment, Havant, PO9 1HD as shown edged red on the submitted Location Plan received 22 June 2017.