
Site Address: 40 Newbarn Road, Havant, PO9 3PX
Proposal: Application for non-material change to Planning Permission
APP/16/00986 relating to reduction of extension by 500mm and diversion of sole pipe
around outside of build showing 500mm from build.
Application No: APP/17/00048 Expiry Date: 28/02/2017
Applicant: Mr N Freeman
Agent: Mr M Wright Case Officer: Karen Wooden
Ward:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey semi detached dwelling of brick construction, with a hung tiled roof. Newbarn Road is a residential area comprising of a mix of semi detached and terrace properties, originally of a similar age and style.

2 Planning History

APP/14/00281 - Part two storey, part single storey rear and side extension.,
REF,28/05/2014
APP/16/00986 - Two storey side extension., PERM,01/12/2016

3 Proposal

Application for non-material change to Planning Permission APP/16/00986 relating to reduction of extension by 500mm to avoid pipe as advised by Southern Water.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultations required for this application.

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: Not applicable for this type of application

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

7 Planning Considerations

- 7.1 As detailed in paragraph 3.1 above, this application has been submitted under 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 would have applied to the original application if relevant. Therefore, these 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.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The scheme proposes to reduce the permitted scheme by 500mm. It is considered that the proposal is acceptable in principle.

(ii) Impact upon the streetscene

The design concept of the extension and its impact on the character of the area is not significantly altered by the proposed changes to the size of the extension and therefore the changes are considered to be minor in nature having a limited and acceptable impact.

(iii) Impact upon residential amenity

The officers report relating to the previous application concluded that the extension would cause no unacceptable harm to the neighbours of the application site, and no objections were received in relation to that proposal. It is therefore considered that a reduction in the size of the extension will have no negative impact on the occupiers of the neighbouring properties.

8 Conclusion

- 8.1 The proposed non-material amendments are considered to be acceptable and this application is recommended for approval.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00048

(A)

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

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

Plans received 09.01.17

Reason: - To ensure provision of a satisfactory development.