
Site Address: Green Pastures, Lane End Drive, Emsworth, PO10 7JH
Proposal: Application for Non-material change to Planning Permission
APP/21/01304 relating to doors and windows.
Application Type: Non-material change
Application No: APP/22/00802 Expiry Date: 20/09/2022
Applicant: Mr J Knapp
Agent: Mr P Johnson Case Officer: Denise Sheath
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a large two storey detached property which has been previously extended, and a detached garage to the north, situated on a generous plot at the end of a cul-de-sac. It has a brown tiled roof with pitched, hipped and mono-pitched elements and elevations of red multi-brick. The site is level with open vehicular access to the front which is block paved with shrubs and an area of grass. It is enclosed by a 2 metre high fence to the northern and western boundaries, a hedge and wall to the eastern boundary and a gate providing access to the rear garden to the southern boundary. The spacious rear garden is mainly laid to lawn with shrubs, a patio area, an ornamental pond, a shed and a line of tall trees and hedge dividing the rear section of the garden. It is enclosed by a 1.75 metre high wall to the western boundary, a 1.8 metre high wall to the southern (rear) boundary and a 1.75 metre high wall and 2 metre high hedge to the eastern boundary.

2 Planning History

03/68559/000 - Two storey side extension to east elevation. PERM 20/08/2003
APP/14/00886 - Demolition of existing conservatory and erection of garden room.
PERM 30/10/2014
APP/21/01304 - Replacement garage with room above. PERM 24/01/2022

3 Proposal

Application for Non-material change to Planning Permission APP/21/01304 relating to doors and windows.

The minor amendments relate to:

The addition of an entrance door to the southern ground floor elevation

A replacement of the existing garage door for a smaller garage door and the addition of a window at ground floor level to the eastern elevation

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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
 - (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 alteration to the southern elevation to include the addition of a new entrance door to the garage and the alteration to the eastern elevation to include a smaller garage door and an additional window at ground floor would not change the overall design and is not considered to be harmful in that respect.
- (iii) Effect on neighbouring properties
- 5.5 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 alteration to the southern elevation to include the addition of a new entrance door to the garage and the alteration to the eastern elevation to include a smaller garage door and an additional window at ground floor are not considered to result in a material change to the extant planning permission and the change is recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00802 subject to the following conditions

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

Application Form - Received 23 August 2022

Location Plan - Received 23 August 2022

Block Plan - Drawing No. Rev A - Received 23 August 2022

Existing and Proposed Plans - Drawing No. 287973/100 Rev A - Received 23 August 2022

Reason: To ensure provision of a satisfactory development.