
Site Address: 11 Hooks Farm Way, Havant, PO9 3DX
Proposal: Application for non-material change to planning permission APP/24/00161 relating to removal of entrance door from side elevation to front elevation.
Application Type: Non-material change
Application No: APP/24/00449 Expiry Date: 10/07/2024
Applicant: Mr West
 Westvale Developments
Agent: Mr West Case Officer: Josephine Lacey
 Vale Southern Construction
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey end of terrace dwellinghouse with pitched roof to the south east of Hooks Farm Way. The dwellinghouse has white render to external elevations with concrete roof tiles. There is a garden area with paved hardstanding to the front of the property with low boundary wall.
- 1.2 The surrounding area is residential in character and contains properties of a similar design. It was noted on a site visit that the property to the west of the application site has an existing front extension of a similar design to the proposed development.

2 Planning History

APP/24/00161 - Construction of single storey extension to front of property.,
PERM,30/05/2024 **Officer Comment:** This is the application subject to this non-material amendment application.

3 Proposal

Application for non-material change to planning permission APP/24/00161 relating to removal of entrance door from side elevation to front 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)

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) Impact of proposed changes

5.3 The access door would be relocated from the west elevation of the extension to the north elevation, which fronts the highway. This is similar to the existing context of the front elevation pre-construction of the extension where there is a front elevation door, and is considered a modest change. The proposed changes are considered to have no adverse impact on either the neighbouring properties or the appearance of the street scene.

5.4 Overall, the proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to the character and appearance of the street scene or neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed alterations to the location of the door are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00449 subject to the following conditions

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

12 Jun 2024
ELEVATIONS

REVISED GROUND FLOOR AND FRONT

Reason: - To ensure provision of a satisfactory development.