
Site Address: 104 Barncroft Way, Havant, PO9 3AH
Proposal: Application for non-material change to Planning Permission APP/20/00577 relating to the amended dimensions.
Application Type: Non-material change
Application No: APP/22/00325 Expiry Date: 19/05/2022
Applicant: Mr Kochmanski
Agent: Case Officer: Joseph Toole
Ward: Barncroft

Recommendation: **GRANT PERMISSION**

1 Site Description

104 Barncroft Way, Havant, is located to the south west of Barncroft Way. The application site is a two storey terrace property which comprises of blue render and concrete roof tiles.

The property is located within a residential area with properties of similar design, style and appearance.

2 Planning History

52/02094 - for the erection of 420 Wimpey Houses, UNK,22/12/1952

APP/20/00577 - Single storey rear extension., PERM,02/09/2020

3 Proposal

Application for non-material change to Planning Permission APP/20/00577 relating to the amended dimensions.

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 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
We would like his fence removed from our garden together with the posts, and the wall rebuilt as per the original drawings (50mm inside his curtilage)	Please see Section 6 The positioning of fencing would be a private legal matter.
Loft conversion not shown on plans	This has now been added to the plans but is not part of this planning application.
Door and window switched around which would allow greater overlooking	Please see Section 6 - the impact on neighbours is considered acceptable.
Not in keeping to the area	
Building built too close to boundary fence	
Construction still ongoing - longer than due	This is not a material planning consideration
Construction waste on grass verge an eyesore	
Occupiers broke party wall agreements on noise constraints	This is a matter for our Environmental Health Team or other legislation.
Occupiers broke Council guidelines on construction noise limits and times	This is a matter for our Environmental Health Team
The extension as built does not reflect what was first proposed	Please see Section 6.
Loft conversion with dormer not high quality, exceeding height of roof therefore not permitted development	This does not relate to this application. It can be passed onto our Enforcement Team for consideration.
Material change as extension within 30mm of the boundary	This is considered to be a non material amendment
The occupier of No.104 yet to finish construction	There is no time limit once works have started

6 Planning Considerations

- 6.1 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.
- 6.2 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 and impact on the character of the area
 - (iii) Effect on neighbouring properties
- (i) Principle of development
- 6.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria. Concerns were raised whether the extension is solely within the application site. The applicant confirms the extension would be within the boundary upon completion of the weather proof flashing.
- (ii) Appropriateness of design and impact on the character of the area
- 6.4 This application is for a non material amendment to the previous approved single storey rear extension on planning permission APP/20/00577. The difference from APP/20/00577 is the single storey rear extension was built with a slight reduction in width, built closer to the shared boundary with No.106 and changes to the rooflights and fenestration. These changes are considered to be non-material.
- (iii) Effect on neighbouring properties
- 6.5 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.

7 Conclusion

- 7.1 Overall, the proposed alterations to APP/20/00577 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 Planning be authorised to **GRANT PERMISSION** for application APP/22/00325

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

As Built Ground Floor Plan Drawing No. 1 of 9
As Built Rear Elevation Looking NE Drawing No. 4 of 9
As Built Side Elevation Looking SE Drawing No. 5 of 9
As Built Side Elevation Looking NW Drawing No. 6 of 9
Ground Floor Plan Main House Drawing No. 7 of 9
Ground Floor Extension Rear Drawing No. 8 of 9
Roof Plan Drawing No. 9 of 9

Reason: - To ensure provision of a satisfactory development.