
Site Address: 49 Southleigh Road, Havant, PO9 2QQ
Proposal: Application for Non-material changes to Planning Permission
APP/15/00906 relating to change in position of new door opening to garden.
Application No: APP/16/00212 Expiry Date: 29/03/2016
Applicant: Mr D Harris Team: Team 1
Agent: Case Officer: Karen Wooden
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 49 Southleigh Road is a detached two storey dwelling which is located to the rear of 47 Southleigh Road and is accessed via a small private driveway situated between 47 & 53 Southleigh Road. The driveway also offers access to No. 51 Southleigh Road, a detached bungalow located to the north of the application site.

2 Planning History

00/65037/000 - Single storey extension to north elevation, PERM,24/10/2000
APP/15/00148 - Erection of wooden single storey outbuilding to rear of property,
following demolition of existing outbuilding., PERM,01/04/2015
APP/15/00906 - Single storey extension to eastern elevation., PERM,08/10/2015

3 Proposal

- 3.1 Application for Non-material changes to Planning Permission APP/15/00906 relating to change in position of openings.

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

None relevant 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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Not applicable

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) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

7.3 The proposed alterations to the positioning of the openings will not materially alter the appearance of the development and there will be no adverse impact on the streetscene.

(iii) Impact upon residential amenity

7.4 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.

8 Conclusion

8.1 The proposed amendments are considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00212 subject to the following condition

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed ground floor plan - received 29.02.16
Proposed elevation - received 29.02.16
Reason: - To ensure provision of a satisfactory development.