

Recommendation: **GRANT PERMISSION**

92/57702/000 - Outline application for the erection of an attached 3 bedroom house to side and replacement garage to front o 200 Park Avenue., PERM,15/10/1992
07/57702/001 - Tree works., UNK,
08/57702/002 - Construction of 1No. semi-detached 3 bed house., REF,28/04/2008
09/57702/003 - Construction of 1No. 4 bed semi-detached dwelling., NPW,30/06/2011
GEN/10/00545 - Proposed tree work, ,28/09/2010
APP/10/00689 - Pollard 1No. Ash tree to 3m. Crown reduce by 30% 4No. Sycamore trees. All subject to TPO 1511., PERM,15/12/2010
APP/16/00324 - Two storey rear extension, alteration and extension of roof to create habitable accommodation to include new front gable and replacement chimney., REF,17/06/2016
APP/16/00669 - Two storey and single storey rear extension, alteration and extension of roof to create habitable accommodation to include barn hip to front and rear; replacement chimney., PERM,23/08/2016
GEN/18/00053 - Four semi detached dwellings., ,14/02/2018 15:00:44
APP/18/01184 - Demolition of existing dwelling and garage, erection of 2No.semi-detached 2 bed dwellings and 1No.3 bed detached chalet style bungalow, all with onsite allocated parking, access from Park Avenue. , REF,15/01/2019

APP/19/00391 - Demolition of existing dwelling and garage, erection of 2No.semi-detached 2 bed dwellings and 1No.3 bed detached chalet style bungalow, all with onsite allocated parking, access from Park Avenue. (Revised application)., REF,12/06/2019

APP/19/00702 - Two storey front and single storey rear and side canopy; render and cladding; fenestration alterations., PERM,24/12/2019

APP/21/00441 - Fell 1.no Alder tree, fell 1 no. sycamore tree, removal of lowest lateral limb on south of 1no. Beech tree subject to TPO Group 1511., REF,02/06/2021

3 Proposal

Application for non material change to Planning Permission APP/19/00702 relating to reduction in height of rear single storey extension from pitched roof to flat roof with parapet wall. Removal of three windows on North East elevation. Additional two windows (with obscure glass) in North East elevation dormer. Redesign of dormer on South West elevation to match length of North East Elevation. Addition of 4no. roof lights to flat roofs.

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

Havant Borough Local Plan (Allocations) July 2014

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

Comment	Officer Comment
What is the point of having permission, if opposite built. Privacy invaded	The Planning Act provides for non material and minor material amendments.to the approved scheme. See Section 7 below

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 and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

5.3 The principle of development on this site was established through the granting of planning permission under application APP/19/00702, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the character of the area

5.4 The proposed changes to the design of the building relate to:

Main Roof:

A reduction in the pitch of the main roof;
North east elevation - increase in depth of the dormer and a slight increase in its width. Two windows have also been installed in this dormer, which are "As built fixed obscure glazed windows."
South west elevation an increase in length of the dormer to match the size of the dormer on the north east elevation.

Roof on single storey to rear:

Reduction in height of rear single storey extension from pitched roof to flat roof with parapet wall;
Addition of 4no. roof lights to flat roofs.

Fenestration:

Removal of 3 windows from north east elevation;
Changes to the style and sizes of windows on all elevations; and
Additional smaller windows, with an overall reduction in area of windows from approx. 45msq to 30msqm

5.5 Whilst there are a number of minor changes to the approved scheme, they are in keeping with the overall design of the proposal. Also due to the location of the dwelling, which is set back into the site, the change would not have a material impact on the character of the area.

(iii) Effect on neighbouring properties

5.6 As to the dormers these have increased in size with two fixed obscured windows inserted in the north east elevation, to prevent overlooking. Due to the separation distance with the neighbouring property to the north east, these changes would not impact on the residential amenity of the occupiers of this property.

5.7 The dormer on the south west elevation has also been increased in size to match that on the other side of the roof. No windows have been inserted in this dormer. The increase in size of the dormer would not impact on the residential amenity of neighbouring properties.

- 5.8 As to the changes to the fenestration, due to changes in style, there is an overall reduction in window area. These changes to the fenestration would not impact on the amenity of neighbouring properties.
- 5.9 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 alterations to 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/21/00511

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

Proposed elevations 1040 - 1300 Rev:E
Proposed floor plans 1040 - 1202 Rev:G

Reason: - To ensure provision of a satisfactory development.