
Site Address: 46 Berkeley Square, Havant, PO9 2RT
Proposal: Application for non-material change to Planning Permission
APP/15/01429 relating to removal of high level windows to east elevation.
Application No: APP/16/00873 Expiry Date: 15/09/2016
Applicant: Mr R Green
Agent: Case Officer: Emma Chisnall
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

46 Berkeley Square is a detached bungalow with white rendered walls and a concrete tiled hipped roof. The dwelling is on level ground and to the front there is amenity space available which is part lawn and part hard-surfacing for the provision of parking two cars with additional space provided from a garage along the west elevation. To the rear of the dwelling the amenity space is large in size and is hard-surfaced along the rear elevation with the rest of the space being made up of lawn. The curtilage boundary is a mixture of timber fencing and hedging predominantly 1.8m high.

2 Planning History

APP/15/01429 - Pitched roof rear extension., PERM, 17/02/2016

3 Proposal

Application for non-material change to Planning Permission APP/15/01429 relating to removal of high level windows to east elevation.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

None

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:0

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 of proposed changes

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The proposal is to remove the previously permitted high level windows along the east/side elevation of No 46. This is considered an acceptable proposal in principle, subject to planning conditions.

(ii) Impact of proposed changes

It is considered that the proposed removal of the two high levels windows along the side/east elevation would not result in a significant material alteration to the visual impact of the development. It is felt this proposal would offer improvements to protect neighbouring dwellings amenity and would maintain privacy levels and prevent over-looking. As such, it is considered that this amendment can be accepted as being non-material and a further planning application will not be required.

8 Conclusion

The proposed new plans are considered to be acceptable and can be considered as an acceptable non-material minor amendment application.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00873 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Previously Approved Plans: Drawing No 8252.15
New Proposed Plans: Drawing No 8252.15.A
Reason: - To ensure provision of a satisfactory development.