

Recommendation: **GRANT PERMISSION**

APP/14/00908 - Proposed demolition and erection of new garage and single storey rear extension, permitted 05/11/2014.

APP/15/00618 - Discharge of Condition No 4 of Planning Permission APP/14/00908, permitted, 10/07/2015.

APP/15/01229 - Application for non-material change to Planning Permission APP/14/00908 relating to relocation of proposed garage to the west by approximately 3.5m to allow for 5.3m hardstanding in front of garage and infill of corner of rear extension, withdrawn 06/11/2015.

APP/15/01248 - Demolition of existing garage and erection of new garage; partial demolition of rear extension and erection of replacement rear extension, permitted 18/12/2015.

APP/16/00075 - Demolition of existing garage and erection of new garage; partial demolition of rear extension and erection of replacement rear extension. (Amendment to Application APP/15/01248), permitted 29/03/2016.

APP/16/00341 - Application for non-material change to Planning Permission APP/16/00075 relating to amendment to doors on rear elevation, permitted 22/04/2016.

3 Proposal

- 3.1 The proposal is for a non-material change to Planning Permission APP/16/00075 relating to the removal of the french doors, repositioning the bi-fold doors and the installation of two porthole windows in the eastern elevation of the garage.

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 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under new legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. 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
 - (iii) Effect on neighbouring properties
 - (iv) Effect on the Conservation Area
- (i) Principle of development
- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.
- 5.4 No letters of objection were received with respect to APP/16/00075 from neighbours or consultees.
- (ii) Appropriateness of design
- 5.5 The amendment to remove the french doors, reposition the bi-fold doors and install two porthole windows in the eastern elevation of the garage would not alter the overall design of the development.

(iii) Effect on neighbouring properties

- 5.6 The proposed change is relatively modest and it is considered it is unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

(iv) Effect on the Conservation Area

- 5.7 The property is an unlisted building in Emsworth Conservation Area and the proposal is to remove the french doors, reposition the bi-fold doors and install two porthole windows in the eastern elevation of the garage. Due to its location it would not be visible from the public realm and it is therefore deemed any impact on the Conservation Area would be minimal.

6 Conclusion

- 6.1 Overall, the amendment to the proposed doors and the enlargement of the opening on the western elevation of the rear extension is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00651 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg No. 4420/5 - Rev B Proposed floor and elevations plan
Reason: - To ensure provision of a satisfactory development.