
Site Address: 25 Castle Avenue, Havant, PO9 2RY
Proposal: Application for non-material change to Planning Permission
APP/15/01187 relating to change of roof cladding to Kingspan Lo-Pitch, KS1000 LP.
Application No: APP/16/00728 Expiry Date: 31/08/2016
Applicant: Mr Meades
Agent: Mrs Grinstead Case Officer: Rachael McMurray
 Your Home Plans Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a two-storey detached dwelling of brick and tile construction. There is a garage attached to the side elevation and a flat roof side extension on the side/south elevation. The property is set back from the highway and provides a front driveway and garden area. The front boundary is marked by a row of mature trees. The rear garden is level and laid to lawn.

Castle Avenue is an attractive suburban streescene, characterised by large detached dwelling which vary in design.

2 Planning History

GEN/11/00689 - Proposed detached garage, 23/06/2011 12:53:09
GEN/11/01027 - Extension, UNK,
APP/15/01187 - Front and side single and double storey extension, part loft conversion to mezzanine, rear single storey extension, changes to exterior cladding.,
PERM, 11/12/2015

3 Proposal

Application for non-material change to Planning Permission APP/15/01187 relating to change of roof cladding to Kingspan Lo-Pitch, KS1000 LP.

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

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

5 Planning Considerations

5.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Impact of proposed changes

The proposed roof material would not detract from the quality of the approved design or have a material impact on the streetscene.

6 Conclusion

The application is recommended to be approved for a non material minor amendment.

7 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00728 subject to the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed elevations - DN: A102
Reason: - To ensure provision of a satisfactory development.