
Site Address: 45 Hulbert Road, Havant, PO9 3TA
Proposal: Application for non-material change to planning permission
APP/12/01230. Addition of chimney to south elevation, slight increase to roof pitch to 35 degrees and small increase in size of study in west elevation.
Application No: APP/15/01203 Expiry Date: 23/11/2015
Applicant: Mrs Sonia Jones Team: Team 1
Agent: PDP Architecture llp Case Officer: Heather Lealan
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies on the west side of Hulbert Road and comprises a detached house with relatively long rear garden. The site lies within the built up area and is surrounded by residential development. The adjacent property to the south (43 Hulbert Road) is a detached chalet bungalow with a kitchen window in the side elevation. The property at No. 43 Hulbert Road is sited approximately 1m from the side boundary which comprises 1.8m high close boarded fencing. The existing dwelling with the application site is a two storey detached dwelling house. The dwelling to the north of the site, No.47 is a detached single storey dwelling.

2 Planning History

- 2.1 The demolition of the existing single detached garage which is sited on the boundary with No. 43 Hulbert Road and the construction of a 3.6m wide drive along the southern boundary with No. 43 Hulbert Road, (driveway terminating in line with the dwelling house within No.43), to serve a single storey dwelling in the rear garden area - Permitted

3 Proposal

- 3.1 The application is for a non-material change to planning permission APP/12/01230. Addition of chimney to south elevation, slight increase to roof pitch to 35 degrees and small increase in size of study in west elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
CS9 (Housing)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under 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.

6 Planning Considerations

- 6.1 Section 96A of the Town and Country Planning Act 1990, as amended, sets out that when considering an application for a non-material amendment:

In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

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

- (i) Impact on the application site, locality and neighbouring amenity

In each respect, the proposed amendments would have a negligible impact compared to the proposals already approved. It is therefore considered that the proposals would accord with the relevant policy criteria, and the conclusions already reached in the determination of application APP/15/00333.

7 Conclusion

The application is considered to be acceptable and the non-material change is recommended for approval.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01203 subject to the following conditions

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

Elevations, Site and Location Plans Drwg.No 27936-200-WD rev B received
19 October 2015

Proposed Sections Drwg.No 27936-300-WD rev B received 19 October 2015

Proposed Floor and Roof Plan Drwg.No 27936-100-WD rev B received 19
October 2015

Reason: - To ensure provision of a satisfactory development.