
Site Address: 1 Trosnant Road, Havant, PO9 3BA
Proposal: Application for non-material amendment to Planning Permission APP/15/00153 relating to alterations to internals of the property; removal of door to utility room; removal of one rooflight; changing of french doors and window to sliding folding doors to rear of property.
Application No: APP/15/00493
Applicant: Mr & Mrs T Goodman
Agent: Mr D Grainger
Ward: Bedhampton

Expiry Date: 03/06/2015
Team: Team 1
Case Officer: Richard Nash

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single storey dwelling of traditional character and brick, render and tile finish, located within a reasonably sized plot at the south east corner of a bend towards the eastern end of Trosnant Road, west of its access with Barncroft Way. The locality predominantly comprises medium density residential development of a broadly similar character.

The site has a dwarf wall to the public highway along the western and part of its northern boundary. The remaining boundary treatments comprise 1.8 metre high fencing, with the exception of the wall of a detached garage serving 3 Trosnant Road to the south and a garage serving 184 Barncroft Way, and adjoining that serving the application site, on its eastern boundary. The original vehicular access to the application site is located at its north-eastern corner and is currently fenced off from the rest of the site, with a pedestrian gate providing access.

2 Planning History

APP/15/00153

Rear and side extension with rooflights to both sides, infilling of section to front entrance of property and other external alterations, and new vehicular access and driveway to front of property. Approved.

3 Proposal

The current application proposes non-material amendments to the planning permission granted under reference APP/15/00153, and relates to alterations to the interior of the property, removal of an external door to a utility room, removal of one rooflight and the changing of french doors and a window to sliding folding doors to the rear of the property.

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 Statutory and Non Statutory Consultations and Community Involvement

This application has been submitted under legislation 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.

7 Planning Considerations

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.

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 amendment would have a negligible impact over and above 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/15/00153.

8 Conclusion

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00493, subject to the following condition:

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

14.3044.08 B (Proposed Plans and Elevations)

Reason: - To ensure provision of a satisfactory development.