
Site Address: 14 Portsdown Hill Road, Havant, PO9 3JY
Proposal: Application for non-material amendments to Planning Permission
APP/14/01119 relating to changes to ground and first floor layout.
Application No: APP/15/00172 Expiry Date: 10/03/2015
Applicant: Mrs U Boulton Team: Team 1
 High Towers Guesthouse
Agent: Case Officer: David Eaves
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located to the north of Portsdown Hill Road on the western side of the A3M. The property is a large former dwelling house which has been converted into Bed and Breakfast accommodation with the owners also residing on site. The existing use comprises 8 B&B bedrooms.

2 Planning History

APP/14/01119 Change of use from Bed & Breakfast establishment to a single residential dwelling with associated works. Permitted December 2014.

07/54574/007 To increase the number of rooms available for Bed and Breakfast from 4 to 8, by conversion and external alteration of the existing accommodation/ snooker room. Permitted December 2007

96/54574/006 Detached garage with pitched roof to south of site
(amendment to previous Planning Permission 92/54574/4) Permitted August 1996

92/54574/004 Use of 4 bedrooms for bed & breakfast accomm., conversion of existing garage to snooker room, single storey rear extension with balcony over & detached dble garage to front Permitted August 1992

3 Proposal

- 3.1 The application is for a non-material amendment to Planning Permission APP/14/01119 in relation to internal changes to the approved layout. This would result in 8 bedrooms being provided rather than the previous layout which provided for 5 bedrooms, in addition a further living/dining room would be provided. There would be no changes to the external appearance of the building other than those previously approved under planning permission APP/14/01119.
- 3.2 It is understood that the revised application would be used to accommodate a family with teenage children and grandparents with the potential to accommodate other family members.

4 Policy Considerations

National Planning Policy Framework

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

N/A for non-material amendment application.

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) The acceptability of the changes to the approved layout and the implications for the accommodation provided.

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7.2 The proposed alterations result in an increase in the number of bedrooms provided within the building and the addition of a 2nd lounge and dining room. It is understood that these changes reflect the needs of the potential future occupants of the dwelling who have teenage children and grandparents who would be accommodated within the building living as a single household. This being the case there is considered to be no significant change in terms of the impacts from the development on neighbours or amenity.

7.3 There are no external changes to the building proposed.

7.4 The development would not result in any developer requirements as set out in the officer report in relation to the original planning application ref: APP/14/01119.

8 Conclusion

8.1 In conclusion the proposed internal changes to the building are considered to be acceptable as a non-material amendment to the planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/15/00172

(A) subject to the following conditions

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

Floor Plans - Areas of Non-Material Amendment Drawing No. 7229.14.1 Rev A

Elevations - Drawing No. 7229.14.2 Rev A

Floor Plans Existing and Proposed Drawing number 7229.14.1 Rev B

Reason: - To ensure provision of a satisfactory development.