
Site Address: 59 Littlepark Avenue, Havant, PO9 3QU
Proposal: Application for non-material changes to Planning Permission
APP/11/00125 relating to removal of rear patio doors to replace with window, removal
of gable apex window and tile hang to soffit and reduce front elevation window.
Application No: APP/14/01171 Expiry Date: 10/12/2014
Applicant: Mr D Wright Team: Team 1
Agent: Case Officer: Heather Lealan
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

Littlepark Avenue is located to the north of a large area of open space in a residential area of Havant. Littlepark Avenue is a cul-de-sac characterised by regularly spaced, detached and semi-detached bungalows. No. 59 Littlepark Avenue is a semi-detached bungalow located at the end of the cul-de-sac. The property is set towards the front of the site with the majority of the remaining space lying to the rear of the property.

2 Planning History

APP/10/00567

Two storey side extension, Loft conversion incorporating new dormer window with balcony to rear and roof lights to front and rear elevations. Withdrawn, due to officer's concerns regarding the proposed design.

APP/11/00125

The application sought to construct a two storey side extension and a loft conversion incorporating a dormer window with a balcony to the rear and roof lights to the front and rear elevations.

3 Proposal

- 3.1 Application for non-material changes to Planning Permission APP/11/00125 relating to removal of rear patio doors to replace with window, removal of gable apex window and tile hang to soffit and reduce front elevation window.

4 Policy Considerations

National Policies

The National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Planning Considerations

6.1 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

6.2 The application site is located within the defined urban area. The changes that are being considered not in accordance with the initial permission are listed in section 3 of this report.

(ii) Effect on design of building and character of area

6.3 The design concept of the overall building and its impact on the character of the area is not significantly altered by the proposed changes to the fenestration and tile hang to soffit..

(iii) Effect on amenity of existing neighbours and future residents

6.4 In terms of the impact on neighbouring properties. The changes now proposed will not create overlooking or overbearing to neighbouring properties to any greater degree than the previous approved scheme and therefore the proposed changes can be considered as non material in this respect.

6.5 It is considered that the changes are acceptable in terms of the future residents amenity.

7 Conclusion

7.1 The proposed amendments to the approved scheme are not considered to give rise any significant impact to the character of the area, the design of the building, or neighbouring properties. It can therefore be considered as non-material.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01171 subject to the following conditions

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

Existing and Proposed Elevations received 12 November 2014 drwg.no
A567/002D

Reason: - To ensure provision of a satisfactory development.