
Site Address: 21 Fortunes Way, Havant, PO9 3LX
Proposal: Non-material amendment to Planning Permission APP/15/00468 to extend the west side elevation by 350mm.
Application No: APP/15/00917 Expiry Date: 24/09/2015
Applicant: Mrs C Buckley Team: Team 1
Agent: Mr G Anderson Case Officer: Emma Chisnall
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a detached garage to the rear, accessed by a drive to the side of the property. It has a brown tiled pitched and hipped roof and elevations of red multibrick with brown tile hanging at first floor. There is a south/north incline to the site which has open vehicular access with a 1 metre high wall to the south and east, a dwarf wall to the west and is block paved with an area of shingle. The rear garden has a patio area and wooden steps leading to a lawn with shrub borders. There is a 1.8 metre high fence to the western boundary, 1.8 metre high fencing reducing to 1.6 metres to the eastern boundary and the side wall of the existing garage forms the rear boundary.
- 1.2 The adjoining semi-detached property lies to the east, a pair of two storey semi-detached properties are to the west and opposite the site and the rear garden of a property in Beverley Grove is to the rear beyond the access drive. The area is of medium density of a mixture of two storey detached and semi-detached dwellings of a similar age, style and design.

2 Planning History

- 2.1 APP/15/00468 - Proposed side extension and replacement garage to rear, permitted 14/08/2015

3 Proposal

- 3.1 This application is for a non-material amendment to Planning Permission APP/15/00468 (proposed side extension and replacement garage to rear) to extend the west side elevation by 350mm (0.35m).

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 As detailed in paragraph 3.1 above, this application has been submitted under new 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

5.2 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
- (ii) Appropriateness of design
- (iii) Effect on neighbouring properties

5.3 (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

5.4 (ii) Appropriateness of design

The increase of the west elevation would not alter the original design and is not considered to be harmful in that respect.

5.5 (iii) Effect on neighbouring properties

The proposed changes are relatively modest and as no objections were received as part of the original application it is considered the extension is unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

6 Conclusion

Overall, the proposed increase in the west elevation by 0.35m is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00917

(A)

(B) for the following reasons/subject to the following conditions

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

Proposed Plan and Elevations: GA-15/01/002

Reason: - To ensure provision of a satisfactory development.