
Site Address:	Site of Cricketers Tavern, Riders Lane, Havant		
Proposal:	Application for non-material changes to Planning Permission APP/11/01272 in relation to the dormer peaks above the first floor windows.		
Application No:	APP/13/01186	Expiry Date:	27/12/2013
Applicant:	Mr S Cripps	Team:	Team 1
	PMC Construction		
Agent:	Mr A Young	Case Officer:	Sally Smith
	RBA Architects		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is currently being developed for 10 houses.

2 Planning History

APP/11/01272 - 10 houses

3 Proposal

To remove the small dormer peaks approved above first floor windows.

4 Policy Considerations

National Policies

NPPF 12

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

Not relevant

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) Principle of development
- (ii) Effect on Appearance of the Development

(i) Principle of development

7.2 The principle of the development is established through the current permission which is being built out.

(ii) Effect on Appearance of the Development

7.3 The proposed design of the units is modern. Interest is provided in the units by the use of gables, porches and the mix of materials. The dormer peaks were not functional and it is considered that their removal is not detrimental to the appearance of the development or the area and is acceptable under policy CS16.

8 **Conclusion**

Approve

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01186

subject to the following condition

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

Site layout Plan 3.101 C6

Plots 05 - 10 elevations sheet 01 3.203 C4

Plots 01 - 04 elevations sheet 01 3.201 C3

Reason: - To ensure provision of a satisfactory development.