
Site Address: 15 New Lane, Havant, PO9 2JJ
Proposal: Application for non material change to APP/12/00874 replacing the approved mono pitched roof with a standard double pitch with gable end.
Application No: APP/13/01091 Expiry Date: 02/12/2013
Applicant: Mr P Watterson Team: Team 1
Agent: Miss R Golds Case Officer: Heather Lealan
 Medlams
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

No.15 New Lane is a detached dwelling house located on the western side of New Lane. The site has a long rear garden of over 35m in length, which is generally flat and laid to lawn. There is a detached single garage to the located to the rear of the dwelling house adjacent to the southern side boundary of the site. The garage and the drive way to the front and southern side of the dwelling house provides ample parking for at least 3 cars to be parked within the curtilage of the site.

2 Planning History

APP/12/00874

Part two storey, part single storey rear extension. New detached single garage and workshop following demolition of existing garage - Permitted

3 Proposal

Application for non-material amendment to Planning Permission APP/12/00874 replacing the approved mono pitched roof with a standard double pitch with gable end.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Planning Considerations

- 5.1 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 neighbours and appearance of building
- (iii) Effect on amenity of any future residents

(i) Principle of development

5.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria. The only change that is now considered not in accordance with the initial permission is the change from approved mono pitched roof to standard double pitch with gable end.

5.3 There were no objections with regard to the single storey extension and therefore the proposed changes can be considered as non material.

(ii) Effect on neighbours and appearance of building

5.4 The design concept of the overall building is not significantly altered by the proposed changes to the roof of the single storey extension and it is considered that the more traditional design now proposed is aesthetically more in keeping with the main dwelling and is of a superior design to that permitted.

5.5 The change in the design of the roof will reduce the height of the side elevation wall to the closest adjacent dwelling; thus reducing impact of the permitted scheme.

(iii) Effect on amenity of any future residents

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

6.0 Conclusion

6.1 The proposed change is unlikely to lead to an adverse impact to neighbouring properties or the appearance of the dwelling. It is recommended that the proposed changes are considered to be non material.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01091 subject to the following conditions

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

Proposed Elevations and Floor Plans Drwg. No PL 01 rev E received 31 October 2013

Reason: - To ensure provision of a satisfactory development.

