
Site Address: 71 Langstone Road, Havant, PO9 1RD
Proposal: Application for non-material amendment in relation to reducing the north side of loggia.
Application No: APP/14/00441
Applicant: Mr D Clarke
Agent: Mr M Critchley
Ward: St Faiths

Expiry Date: 23/05/2014
Team: Team 1
Case Officer: David Eaves

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is situated on the eastern side of Langstone Road. The site is within the defined urban boundary and within Langstone Conservation Area.
- 1.2 The dwelling within the site is a two storey end terrace dwelling with an existing parking provision to the rear of the site; provided within a garage which is accessed from Tower Gardens. The property had a UPVC conservatory. A footpath runs past the northern side boundary of the site.

2 Planning History

APP/13/00386 Demolition of existing 3 bed house and construction of 2No. 2 bed terraced houses. Permitted July 2013

APP/13/00403 Conservation Area Consent for demolition of existing 3 bed mid-terrace house. Permitted 31 July 2013

APP/13/00673 Demolish existing conservatory and erect loggia to rear and side elevation. Permitted 30 August 2013 - **This is the application that the current proposal seeks to amend.**

3 Proposal

Application for non-material amendment in relation to reducing the north side of loggia.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Langstone

5 Statutory and Non Statutory Consultations

N/A

6 Community Involvement

As this is a non-material amendment application publicity was not required.

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) The impact of the changes on the Character and appearance of the Conservation Area
- (iii) The impact on neighbouring residents

(i) Principle of development

7.2 The principle of demolish existing conservatory and the erection of a loggia to rear and side elevation was established by planning permission APP/13/00673. The current application is for a non-material amendment to this consent the effect of which is that the loggia is erected to the rear of the property only and not to the side (north-west elevation). The principle of the larger version of the development is therefore established and the current proposal seeks a reduction to the approved alterations.

(ii) The impact of the changes on the Character and appearance of the Conservation Area

7.3 The amendment would result in a reduction in the built form of the previously permitted loggia and is therefore considered to have a reduced and acceptable impact on the conservation Area.

(iii) The impact on neighbouring residents

7.4 The reduced loggia has a lesser impact on neighbours to the north of the site than the approved plans and is considered acceptable.

8 Conclusion

8.1 In conclusion, the proposed alterations are considered to have a reduced impact on the character and appearance of the Conservation Area and neighbours compared to the approved scheme and are considered acceptable as a non-material amendment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00441

(A) subject to the following conditions

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

Proposed Elevations Drawing No. 1223-403 Rev B

Loggia Details Drawing No. 123-307 Rev A

Reason: - To ensure provision of a satisfactory development.