
Site Address: 19 Castle Avenue, Havant, PO9 2RY
Proposal: Application for non-material amendment to Planning Permission APP/14/00103 in relation to the design of the garage door and the addition of a rear door.
Application No: APP/14/00982
Applicant: Dr Alastair
Agent: Allies Associates
Ward: St Faiths

Expiry Date: 16/10/2014
Team: Team 1
Case Officer: David Eaves

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a large detached house set in ample grounds. The proposed garage would be set to the front of the building and close to the southern boundary of the site. The site has a fairly open frontage with railings to Castle Avenue. The southern boundary has a number of shrubs and hedge close to the proposed siting of the garage. There is a large tree to the highway verge.
- 1.2 To the north and south of the site are bungalows with the property to the north including rooms in the roof.

2 Planning History

APP/14/00103

Construction of double garage to front. Permission 02/04./14

3 Proposal

- 3.1 The application is for a non-material amendment to Planning Permission APP/14/00103 in relation to the design of the garage door and the addition of a rear door.

4 Policy Considerations

National Policies

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

Having regard to the relevant policies of the development plan it is considered that the main issue arising from this application is:

(i) Appropriateness of the Design

The application proposes to change the design of the doors on the front elevation and insert a door on the side elevation. These changes are consistent with the scope of works that could normally be carried out under permitted development rights and are not considered to adversely affect the appearance and design of the existing dwellinghouse, nor have any direct impact on neighbouring properties. The details are therefore considered acceptable in design terms and non-material in nature.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00982 subject to the following conditions:

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

Proposed garage elevations at 45 deg to frontage (Drawing No. 1341 004 Rev B).

Reason: - To ensure provision of a satisfactory development.