
Site Address: 15 New Lane, Havant, PO9 2JJ
Proposal: Application for non-material changes to Planning Permission
APP/12/00874 relating to changes to rear wall.
Application No: APP/14/00283 Expiry Date: 05/05/2014
Applicant: Mr P Watterson Team: Team 1
Agent: Mrs R Golds Case Officer: Heather Lealan
Medlams Surveys
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

APP/12/01167

Application for non-material amendment to Planning Permission APP/12/00874 relating to removal of kitchen door, kitchen window replaced with folding doors, window to dining area increased in width - Approved as NMC

APP/13/00433

Application for Non Material change to Planning Permission APP/12/00874 relating to proposed window to side elevation at first floor - Approved as NMC

APP/13/01091

Application for non material change to APP/12/00874 replacing the approved mono pitched roof with a standard double pitch with gable end - Approved as NMC

3 Proposal

Application for non-material amendment to Planning Permission APP/12/00874 relating to changes to the rear wall.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

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 changes that are now considered not in accordance with the initial permission is moving of the rear wall out by 300mm at first floor and ground floor of the permitted extensions. This is due to a miscalculation at design stage

5.3 There were no objections with regard to the extensions 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 as the increase in depth is minimal. No objections were received to the original application APP/12/00874 and consequently the very modest increase in depth requested is not considered to be a sensitive issue requiring further public consultation (which would necessitate a refusal of this NMA request).

(iii) Effect on amenity of any future residents

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

6.0 Conclusion

6.1 The proposed changes are 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/14/00283 subject to the following conditions

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

Full Plans Drwg.No. PL01 rev F received 17 March 2014

Reason: - To ensure provision of a satisfactory development.