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Site Address: Development Site adjacent 73, Third Avenue, Havant  
Proposal: Application for non-material change to Planning Permission  
APP/11/01577 relating to tiled dormer to rear elevation roof slope.  
Application No: APP/14/00332                      Expiry Date: 25/04/2014  
Applicant: Mr C Poulton                      Team: Team 1  
Agent: Mr M Gillings                      Case Officer: Steve Weaver  
                 Mike Gillings - Building Plans  
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The site consists of land within the curtilage of 73 Third Avenue but is fenced off from that property. The site is generally flat, and is bounded by a number of mature trees. It is bounded to the north by the Havant- London railway line and to the south by the Havant- Brighton line. To the west the land continues beyond the hedgerow to where the two railway lines meet.
- 1.3 Access is via Third Avenue which is characterised by Victorian and more modern housing. Nos 71 and 73 to the east appear to be older properties which gain access from the north via long gardens.
- 1.4 There is one TPO'd tree on the site, a sycamore, which is situated in the north-east corner.

## **2 Planning History**

### APP/11/01577

Erection of 2No. pairs of semi-detached 3 bed dwellings with associated landscaping and access. Permitted 25/7/12 - work has commenced on site.

## **3 Proposal**

An application for non-material change to Planning Permission APP/11/001577 to allow for the use of the roofspace as habitable accommodation, with 1No. rooflight to the front elevation of each approved property, and 1No. rooflight and 1No. dormer to the rear elevation of each property.

## **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)  
CS17 (Concentration and Distribution of Development within the Urban Areas)  
CS21 (Developer Requirements)

|      |                                                                         |
|------|-------------------------------------------------------------------------|
| CS9  | (Housing)                                                               |
| DM10 | (Pollution)                                                             |
| DM13 | (Car and Cycle Parking on Residential Development)                      |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features) |

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

N/A for the changes sought.

## **6 Community Involvement**

N/A for a non-material amendment application.

## **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 the impact of the changes on:

- (i) Principle of development
- (ii) Effect on character and appearance of the area
- (iii) Effect on residential amenity
- (iv) Highway Impact

(i) Principle of development

7.2 The principle of development has been accepted at this site, and the key question to assess in this application is whether the proposed addition of a dormer to the rear elevation of each dwelling and a rooflight to the front and rear elevation of each is sufficiently minor in nature and impact as to qualify as a non-material change. It is also pertinent to note that permitted development rights were not withdrawn for the approved properties - as such the changes proposed accord with normal permitted development rights and would not require planning permission if constructed outside of the build process.

(ii) Effect on character and appearance of the area

7.3 The rooflight alterations proposed are particularly minor and do not significantly impact upon the approved design or character of the approved properties. With regard to the rear dormers, they occupy a relatively small proportion of the overall roofscape of the south elevation. The south elevation in question is well screened from public vantage points, with mature screening along the southern boundary with the railway line and only a school playing field beyond. Taken together, the proposed roof alterations will have a very modest impact upon the character and appearance of the area - which itself features dwelling types of varying design and scale.

(iii) Effect on residential amenity

7.4 By virtue of the nature of the site, which is bounded by railway lines on three sides and which has only one direct neighbour (No.73) to the east, the impact of the proposed changes on residential amenity is very limited. With regard to No.73, no objections

were received to the original planning permission from this neighbour, and the proposed amendments will not directly affect their light, outlook or privacy to any greater extent than the approved scheme. It is also worth noting that the changes are within the scope of normal permitted development rights.

(iv) Highway impact

- 7.5 The changes proposed to the scheme do not alter the nature of accommodation to be provided at the site, which remains as 4 x 3-bed dwellings - the roof alterations merely enabling a more spacious first floor layout to be achieved. There is therefore no impact in terms of car parking or traffic generation arising from the changes.

## **8 Conclusion**

- 8.1 The proposed changes are minor, within the scope of normal permitted development rights, and do not adversely affect any of the principal issues that were assessed when the original planning application was considered. It is recommended that they be accepted as non-material amendments on this basis.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00332 subject to the following condition:

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

Revised Layout - Drawing No. 2098.05

**Reason:** - To ensure provision of a satisfactory development.