
Site Address:	27 Warblington Avenue, Havant, PO9 2SD		
Proposal:	Application for non-material amendments to Planning Permission 04/51672/008 in relation to the roof line, the depth of the porch and materials.		
Application No:	APP/14/00996	Expiry Date:	22/10/2014
Applicant:	Mr J Lines	Team:	Team 1
Agent:		Case Officer:	Daphney Haywood
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a substantial detached dwelling located on the east side of Warblington Ave. To the west of the site and on the opposite side of the road are tennis courts, however, the area is primarily residential comprising of mainly detached dwellings, set back from the road and located on mature plots.

2 Planning History

04/51672/008 First floor extension to form 3 storey dwelling house with front dormer and alterations/extension to porch. Granted 2005. This permission has been partly implemented.

3 Proposal

Application for non-material amendments to Planning Permission 04/51672/008 in relation to the roof line, the depth of the porch and materials.

The applicant now wishes to construct the porch, but seeks to make changes to the approved plans comprising:-

- Increasing the depth from about 1500 mm deep from the house wall to 1800mm
- redesigning with a lean to design in place of the gable end
- changes to the fenestration

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 required

6 Community Involvement

Not applicable for an NMA application

7 Planning Considerations

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

Appropriateness of the design.

The lean to design is considered to relate satisfactorily to the dwelling as now extended and not to result in an adverse visual impact.

Effect on the neighbouring properties

The existing dwelling screens the proposed porch from the north. In respect to the property that lies to the south, the porch will extend 500mm closer but is sited sufficiently far from the boundary (6m) so as not to have an impact.

8 Conclusion

The proposed amendments to the approved scheme relate solely to the porch, are modest in form and do not result in detriment, and approval is recommended..

7 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00996 subject to the following conditions:

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

Revised perspective received 24 September 2014

Revised end elevation and fenestration details received 24 September 2014.

Reason: - To ensure provision of a satisfactory development.