
Site Address: 14 Orchard Road, Havant, PO9 1AU
Proposal: Application for non-material change to Planning Permission
APP/11/00176 relating to the dimensions of detached garage to rear.
Application No: APP/13/00624 Expiry Date: 19/07/2013
Applicant: Mr B Rhodes Team: Team 1
Agent: Case Officer: Stephen Andrews
Ward: St Faiths

Recommendation:

1 Site Description

Orchard Road is a residential road located close to the centre of Havant. The road is characterised by detached and semi-detached properties and includes a number of mature trees. The properties on the west side of Orchard Road back onto Juniper Square. A number of properties within the western side of Orchard Road have erected garages in the west of the site with access from Juniper Square. No. 14 Orchard Road is a two storey detached property of a traditional design. The property has a recently constructed single storey rear extension, the dropped kerb for the detached garage is in place and the footings for the detached garage have begun.

2 Planning History

APP/11/00176 - Demolition of existing rear conservatory and utility room. Construction of single storey rear extension. Construction of single detached garage to the rear incorporating new vehicular access. Approved - 21/04/2011.

3 Proposal

Non-material minor amendment relating to the reduction in width of the detached rear garage approved under planning permission APP/11/00176 from 3.9m to 3.4m, a reduction of 0.5m. The reduced width is to improve access for the maintenance of the garage along the northern boundary.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

6 Community Involvement

None required for a NMA 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:

- (i) Appropriateness of the design
- (ii) Effect on the neighbouring properties

(i) Appropriateness of the design

7.2 The reduction in width of the previously approved detached garage by 0.5m would not materially alter the character or appearance of the area and would therefore have a neutral impact.

(ii) Effect on the neighbouring properties

7.3 The reduction of 0.5m from the north boundary would not impact upon neighbour amenity and could in fact offer some improvement to neighbour amenity.

8 Conclusion

It is considered that the reduction in width of the detached garage can be dealt with as a non-material minor amendment to planning permission APP/11/00176.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant a Non-Material Minor Amendment to APP/11/00176

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

Proposed Elevation and Floor Plan titled Amend Garage Width, June 11 C,
stamped 21st June 2013

Reason: - To ensure provision of a satisfactory development.