

1 Site Description

The site is positioned in the predominantly industrial area of New Lane to the east of Havant. To the rear of the site there is an industrial/manufacturing unit and the access to this unit is to the immediate south of the site.

The host property is a two storey, detached building with brick walls and a tiled hipped roof. To the front of the property is a large area which provides parking for three cars.

The rear garden measures approximately 10m by 30m and is level.

2 Planning History

05/67389/000

Two storey side extension. Granted 8/8/05

APP/12/01309

The application was for a two storey side extension. The extension is 2.8m wide and the same depth as the host property. The proposed hipped roof continues the existing ridge line.

3 Proposal

Application for non-material amendment to Planning Permission APP/12/01079 relating to raising ridge beam height

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

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 change that is now considered not in accordance with the initial permission is the raising of the ridge height by 200mm to allow construction of a traditional ridge and hip roof.
- 5.3 There were no objections or conditions in regard to the ridge height and the increase is only 200mm 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 significant altered by the proposed change to the main ridge height and will not impact neighbours to a detrimental extent.
- (iii) Effect on amenity of any future residents
- 5.5 It is considered that the change is acceptable in terms of the future residents amenity.

6.0 Conclusion

- 6.1 The proposed change is unlikely to lead to an adverse impact to neighbouring properties or the character of the building within the streetscene. It is recommended that the proposed changes are considered to be non material.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01079 subject to the following conditions: