
Site Address: Southleigh Cottage, Eastleigh Road, Havant, PO9 2NY
Proposal: Application for non-material changes to Planning Permission
APP/13/00321 relating to changes in wall height, roof pitch, fenestration and inclusion
of WC facilities.
Application No: APP/13/00728
Applicant: Mr A Portal
Agent:
Ward: St Faiths

Expiry Date: 19/08/2013
Team: Team 1
Case Officer: Rachael McMurray

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on Eastleigh Road and comprises a large detached dwelling on the west side of the road. It is surrounded by open fields to the north, south and west. There is an existing detached garage situated north of the main dwelling.

2 Planning History

APP/13/00321

Replacement detached garage with workshop. Approved - 6/6/13.

3 Proposal

Non-material change to PP APP/13/00321 for the following changes:

- Increase wall height from 2.2m to 2.8m - no overall height increase to ridge.
- Decrease roof pitch from 46 degrees to 40.
- Fit a window in the north elevation
- Fit two windows in the west elevation
- Replace hayloft style doors with east elevation with a window

4 Policy Considerations

National Policies

NPPF

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) Appropriateness of the design

(i) **Principle of development**

5.2 The site is located in an urban area and therefore development is considered to be acceptable in principle subject to other development control criteria.

(ii) **Appropriateness of the design**

5.3 It is considered that the proposed changes would not have an adverse impact on the overall design of the structure or be visible from the streetscene or affect any neighbouring properties.

8 Conclusion

The proposed changes are not considered to be material and therefore the application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to grant a non-material amendment to Planning Permission APP/13/00321 for application APP/13/00728.

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

Reason: - To ensure provision of a satisfactory development.