

3 Proposal

- 3.1 Application for Non-material change to Planning Permission APP/23/00213 relating to revised fenestration changes (entrance door & side window position) to front elevation.
- 3.2 The render has now been removed from the property which has revealed an original brick header detail offset from the existing front door, suggesting a previous more historic siting of the entrance door. The proposal is to flip the location of the door and side window so that the door is repositioned to its former historic location beneath the brick header.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

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| 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) |

Havant Borough Local Plan (Allocations) July 2014

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| DM20 | (Historic Assets) |
| AL1 | (Presumption in Favour of Sustainable Development) |
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |

Listed Building Grade: Not applicable.
Conservation Area: Black Dog

Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact of proposed changes .

- 5.3 The slight repositioning of the entrance door and side window to allow the door to sit below the now exposed historic brick work header would be a welcome change that would better respect the likely historic origins of the building. It would not upset the visual balance or appearance of the property. As such the proposed alteration would continue to preserve the character and appearance of the Conservation Area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant policies CS11 and CS16 of the Havant Borough Core Strategy 2011 and policy DM20 of the Allocations Plan, 2014.
- 5.4 Overall this very minor change would not have a detrimental impact on either the visual appearance of the dwelling, or the street scene, Conservation Area, nor have any impact on neighbouring amenity. The proposed change can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 The proposed repositioning of the front entrance door and side window is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00906 subject to the following conditions

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

Block and Location Plan - Drawing Number 005 Rev B
Existing and Proposed Elevations - Drawing Number 003 Rev B
Existing and proposed Floor Plans - Drawing Number 001 Rev B
Brick Header Detail Photo

Reason: To ensure provision of a satisfactory development.