

APP/21/01156 - Refurbishment of external elevations of each tower block to include

replacement of windows, balcony railings and panels, parapet panels and upgrading of entrance cores., PERM,10/12/2021
APP/22/00129 - Chichester, Solent & Langstone House - redevelopment of bin store areas., PERM,27/04/2022
APP/22/01012 - Replacement of existing rooftop telecommunications tower with proposed tower and headframe, antennas, additional ancillary development., PERM,13/01/2023

3 Proposal

Application for Non-material amendment to Planning Permission APP/21/01156 relating to Roof top panels - hatches for abseilers added. Ring beam at roof parapet All apartment windows - lower pane mullion omitted. All apartment windows – opening lights amended to assist cleaning maintenance strategy. AOV louvres changed from 3 panes to 4 to accommodate AOV requirements. Panels under AOV changed from rainscreen panel to a rendered wall. Colour of the ring beam amended from block's anchor colour to light grey. Colour of balcony soffits to all blocks made light grey (to match ring beam) Bird netting & framing added to balconies. Pigeon wires to window cills, in lieu of spikes. Existing bin store doors and blocked up ground floor openings – white uPVC boarding replaced with aluminium panels – colour to match blocks anchor colour. Entrance glazed screens and doors reconfigured to suite on-site conditions. Block Signage amended at Entrance canopies. Please refer to the covering letter.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 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) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the character of the area

5.4 The proposal is deemed to be of appropriate design, inkeeping with the character of the area. It is worth noting the proposed works would not involve any changes to the built form approved.

(iii) Effect on neighbouring properties

5.5 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed alterations to APP/21/01156 are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00687 subject to the following conditions

1 The development must be begun not later than 10/12/2024.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Solent House Proposed South and East Elevations - 28105-PD117C
Solent House Proposed North and West Elevations - 28108-PD118C
Chichester House South and East Elevations - 28108-PD137C
Chichester House North and West Elevations - 28108-PD138C
Langstone House South and East Elevations - 28108-PD157C
Langstone House North and West Elevations - 28108-PD158C

Reason: - To ensure provision of a satisfactory development.

