



Havant Borough Local Plan (Core Strategy) March 2011

|      |                                                                        |
|------|------------------------------------------------------------------------|
| CS15 | (Flood and Coastal Erosion)                                            |
| CS16 | (High Quality Design)                                                  |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| DM13 | (Car and Cycle Parking on Residential Development)                     |

Havant Borough Local Plan (Allocations) July 2014

|     |                                                    |
|-----|----------------------------------------------------|
| AL1 | (Presumption in Favour of Sustainable Development) |
|-----|----------------------------------------------------|

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) Impact of proposed changes .

5.3 Works on approved extensions APP/18/01026 are almost complete and it is proposed to change the approved external staircase (which was originally square/angular) to a metal spiral staircase. This substitute would be sited in the same approved central location and not affect the levels of privacy relative to the approved plans. The minor change to design & visual appearance would not be harmful in the this rear garden area and the proposed zinc galvanized finish would blend with the materials of the extended dwelling.

5.4 The proposed change is not considered to materially affect the overall design and scale of the approved extensions and would not have a detrimental impact on either the visual appearance of the approved extensions, or the street scene, nor have any impact on neighbouring amenity. The proposed change can therefore be considered a non-material amendment.

## **6 Conclusion**

6.1 The proposed amendment to the approved external staircase and use of spiral staircase is not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

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## **7 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00126

(A) subject to the following conditions

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

Spiral staircase detail - Gamia Zinc new 2020 version with grey handrail and fixtures as shown on Council's website dated 18 February 2021

**Reason:** - To ensure provision of a satisfactory development.