

Recommendation: **GRANT PERMISSION**

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)

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.

(i) Impact of the proposed changes

- 5.2 The proposed changes are very minor changes to window details/design reducing in size, an additional window with obscure glazing within the Northern side elevation at first floor level, change of material from metal fascia to the garage and porch frontage to timber cladding to match the approved cladding on the property, a change of material of timber cladding to Dark Grey painted render to the northern and western elevations of the garage. They do not in any way affect the overall size, mass, height or position of the approved planning permission APP/20/00003.
- 5.3 The proposed changes would not alter the overall design of the development, nor impact neighbouring amenity and are therefore considered non-material.

6 Conclusion

- 6.1 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 and the application is therefore recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00752 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 04 September 2020
Proposed East and North Elevations - Drawing No. P110 Rev A - Received 04 September 2020
Proposed South and West Elevations - Drawing No. P111 Rev A - Received 04 September 2020
Proposed Ground Floor Plan - Drawing No. P105 Rev A - 04 September 2020
Proposed First Floor Plan - Drawing No. P106 Rev A - 04 September 2020
Email Confirming materials - 22 September 2020
Reason: - To ensure provision of a satisfactory development.