

Construction Management Plan Cowan Consultancy - Foundation Details, UNK,
APP/19/01140 - 414471 - Foul & Storm Drainage 414471 - Foul & Storm Details Drive
Soakaway design Main Soakaway design, UNK,
APP/20/00062 - KR 709 rig details RAMS - SFA Concrete Rig Loadings, UNK,
APP/20/00567 - Installation of new automated front gates., PERM,04/09/2020

3 Proposal

Application for non material change to Planning Permission APP/18/01107 relating to proposed use of existing balcony by replacement of existing windows to glazed doors including the installation of new glazed balustrade and opaque dividing screen.

This NMC relates to plots 2 and 3 only ie the linked detached pair. Where a bedroom was sited in the roof space above the attached garages it is proposed to substitute opening doors instead of windows on the rear elevation enabling access onto the roof space to create 2 small balconies. 1.1m high glazed balustrade is proposed to the rear, with a dividing opaque panel between the 2 balconies.

4 Policy Considerations

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

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 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 These dwellings sit in a large plot with considerable distance to the rear (western) boundary which includes the high embankment with trees. The proposed balconies would be some 34m from the shared boundary that is screened with embankment and trees. As new contemporary dwellings currently under construction, the inclusion of

the balconies can be considered a non material change as they would not materially impact either the overall design concept of the approved dwellings, nor have any neighbouring amenity impact. Adequate privacy screens is to be provided between the 2 plots and any future occupier would know what they were buying.

- 5.4 Overall the proposed changes are considered minor in scale relative to the overall development. The proposed changes are not considered to have any material detrimental impact on either the visual appearance of the host dwellings, or the street scene, nor have any impact on neighbouring amenity. The proposed changes can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 Overall, the proposed amendments to form 2 small balconies 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 Planning be authorised to **GRANT PERMISSION** for application APP/20/00753

(A) subject to the following conditions

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

Site Plan Dwg: 1100 rev A
Plots 2 & 3 Proposed Floor Plans Dwg: SK1
Plots 2 & 3 Proposed Elevations Dwg: SK2

Reason: - To ensure provision of a satisfactory development.