
Site Address: Leigh Park Bowls Club, Somborne Drive, Havant, PO9 5AN
Proposal: Application for non-material change to Planning Permission
APP/19/00484 relating to removal of section of roof overhang.
Application No: APP/20/00288 Expiry Date: 06/05/2020
Applicant: Mr Ben Cope
Agent: Mr John-Paul Rogers Case Officer: Lewis Oliver
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

Leigh Park Bowls Club, Somborne Drive, Havant, PO9 5AN

2 Planning History

APP/19/00484 - Extension to existing club house. Re-positioning existing changing rooms. Re-positioning existing green keeper's store and replacing existing shed. Replacement of existing metal entrance gate with new wooden gate with brick piers., PERM,02/07/2019

APP/17/00496 - Extension to existing club house. Re-positioning existing changing rooms. Re-positioning existing green keepers store., PERM,04/08/2017

3 Proposal

Application for non-material change to Planning Permission APP/19/00484 relating to removal of section of roof overhang.

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 proposed development provides an extension to the existing clubhouse development. The proposal is to remove a section of roof overhang from the proposal, therefore making the development smaller. Overall the change in materials and fenestration are considered to represent non material amendments given that the roof material has previously been permitted, and that when taken together the amendments are not considered to materially alter the overall design of the development.

(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 alteration to 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 Planning be authorised to **GRANT PERMISSION** for application APP/20/00288 subject to the following conditions

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

PROPOSED ELEVATIONS AND FLOOR PLAN 18020/02E

Reason: - To ensure provision of a satisfactory development.