

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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. The principle of the development has been agreed in the previous permission.
- 5.4 No letters of objection were received with respect to APP/18/00363 from neighbours or consultees.
- (ii) Appropriateness of design and impact on the character of the area
- 5.5 The proposed change in the colour of the framework to the external windows and bi-fold doors from the originally approved white and oak to anthracite grey RAL7016 is considered to represent a non material amendment and would not materially alter the overall design of the development.
- (iii) Effect on neighbouring properties
- 5.6 The proposed change is relatively modest and it is considered it is 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 change in the colour of the framework to the external windows

and bi-fold doors from the originally approved white and oak to anthracite grey RAL7016 is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

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## **7 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00653 subject to the following conditions

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

Drg no. E.0581.005.04 Proposed elevations plan

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