

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

The 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 has advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

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

Planning permission has already been granted on 24 October 2018 under reference APP/18/00860 for 'Single storey side extensions with pitched roof with render to elevations (following demolition of garage). Hip to gable alteration on main dwelling and infill of front dormer', so the principle of the development has already been accepted. The amendments put forward are considered to be minor in nature and are considered acceptable, subject to development control criteria.

(ii) Appropriateness of design and impact on the character of the area

The proposed alterations would be in keeping with design of the approved scheme under planning permission reference 18/00860, and would be in keeping with the character and appearance of the area.

(iii) Effect on neighbouring properties

The proposed changes are modest in nature and would be unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

Consequently, it is considered that the amendments will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

6 **Conclusion**

The proposed alterations are minor in nature and 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/19/00683 subject to the following condition:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing Location, Floor Plans & Elevations - Drawing No. 01A
Proposed Floor Plans & Elevations - Drawing No. 02F
Arboricultural Impact Assessment and Method Statement Reference AC.2018.083
Tree Constraints Plan: Drawing No TPP-01 Rev A
Reason: - To ensure provision of a satisfactory development.