

Recommendation: **GRANT PERMISSION**

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 was found acceptable by the grant of planning permission under reference APP/19/01188.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The design and impact of the proposal has already been found to be acceptable on the character of the area. The proposal seeks to amend planning permission granted under reference APP/19/01188 removing the first part of the proposed extension which extended out from the existing rear wall by 4 metres. The proposed development involves joining the second part of the proposed extension up with the existing kitchen. It would have a width of approximately 2 metres, a depth of approximately 4.8 metres joining the existing rear wall and have a maximum height of 2.8 metres. Furthermore, the proposed north east side windows would be removed with the inclusion of bi-folding doors to the rear.
- 5.5 The proposal is not considered to be harmful as it would not be immediately visible from the public realm and would be a reduction to what was previously approved.
- (iii) Effect on neighbouring properties
- 5.6 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 alterations to APP/19/01188 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/20/00306

- 1 The development must be begun not later than 28th January 2023.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Plans

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.