

Recommendation: **GRANT PERMISSION**

Additional cladding would be added to the elevation in place of white brick elements

previously permitted and the extension would therefore have a uniform appearance.

A metal flue finished in black would be substituted for the previously permitted chimney.

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
AL1 (Presumption in Favour of Sustainable Development)

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 revised proposal results in a simplified exterior design and appearance to the extension and does not result in a significant change visually. The relocated window remains proportionate and the increased use of cladding and the use of a flue are sympathetic to the overall appearance of the extension and are not considered to be intrusive visually. The extension is not widely visible and at the front is set back from the road, only partially visible. To the rear, boundary treatments will continue to largely

screen the lower parts of the extension and therefore the revisions would not result in a significant visual impact. Regarding the substitution of a flue for the chimney, the appearance of this would be sympathetic to the appearance of the extension and would also reduce the size of the chimney element, narrowing it and reducing mass.

The design and appearance of the revised proposal is therefore deemed appropriate in context to the main building and the surrounding area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 5.5 Given the limited nature of the proposed changes there is considered to be little impact on the amenity of surrounding occupiers. The revised extent of the cladding and the flue would not be harmful to the outlook of surrounding occupiers, since these are small scale changes. Similarly, the relocation of the rear window and minor changes to its' dimensions would not give rise to any appreciable impact on the amenity of surrounding occupiers
- 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 is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and also consistent with the Council Design Guide 2011. The proposal is therefore considered to be acceptable.

6 Conclusion

- 6.1 Overall, the revisions are not considered to result in a material change to the previously permitted scheme by virtue of scale or impact nor to harm to amenity and the revised proposal is therefore recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00797 subject to the following conditions and informatives:

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

Drawing Number 1904_480_N/Rev - Proposed Revisions
Site Photograph Received 09.08.19 - Proposed Revisions
Drawing Number 1630-301/Rev.A - Previously Permitted North & South Elevations

Reason: - To ensure provision of a satisfactory development in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.