

Recommendation: **GRANT PERMISSION**

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 alterations to the extension roof are comprised of altering the roof slope from the original hipped proposal to a flat roof. There are two extensions proposed to the Southern elevation, a two storey which steps down into a single storey - the single storey extension is already approved with a flat roof design. The two storey element is the subject of alteration, so this would be fairly visible, however it is considered that the resulting flat roofed extension would not be harmful when judged within an industrial landscape such as this. To the North of the proposal site is the Langstone Technology Park car park, and the buildings surrounding the proposal site are all industrial units, all of which are fairly high level. The proposed changes are considered to have an acceptable and limited impact on the character of the area.

(iii) Effect on neighbouring properties

5.5 The closest residential properties are situated in Brookmead Way to the East, approximately 279 metres from the site. These properties are set closer to other industrial buildings within the estate and, taking into account the substantial distance between the development and neighbouring dwellings it is considered that the proposed alterations to the roof would have a negligible impact on the nearest residential properties.

5.6 The proposed changes are relatively modest and they are not considered 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 the roof of the double storey extension located on the Southern elevation is 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/19/01104 subject to the following condition

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
location plan Ref 01 1225170
05/18/PR-10A proposed roof plan
05/18/PR-7A proposed East and West elevations
05/18/PR-8A proposed North and South elevations
Reason: - To ensure provision of a satisfactory development.