

Recommendation: **GRANT PERMISSION**

1 The application site is Oaklands RC School which covers a large area of associated buildings and surrounding land. The proposed works are to a two storey purpose built education block to the north of the site, situated in the middle of the surrounding buildings. Residential properties in Lombardy Rise and Covert Grove are to the north, residential properties in Stakes Hill Road and St Peters RC Primary School are to the west, residential properties in Stakes Hill Road and Crookhorn College are to the south and the A3M is to the east. The site benefits from extensive mature tree screening and the nearest residential properties are in excess of 35 metres away.

APP/19/00698 - External doors and window replacement to Romero block building. Replacement tile roof covering and flat roof overlay. New passive ventilation roof stacks on pitched roof to main assembly hall, PERM 03/09/2019.

3.1 The application is for a non-material change to planning permission APP/19/00698 relating to natural vents roof stacks external terminal cowl revised and window frame colours changed from white to mid grey.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS16	(High Quality Design)
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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.
- 5.4 No letters of objection were received with respect to APP/19/00698 from neighbours or consultees.
- (ii) Appropriateness of design and impact on the character of the area
- 5.5 The proposed alterations are to amend the design of the natural vents roof stacks, a revision to the external terminal cowl and change the window frame colours from white to mid grey. It is deemed the revisions would not alter the overall design and is not considered to be harmful in that respect.
- (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 amend the design of the natural vents roof stacks, a revision to the external terminal cowl and change the window frame colours from white to mid grey 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/19/00893 subject to the following conditions

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

Drg no. 180767-1300 rev C1	Existing elevations plan 1 of 2
Drg no. 180767-1301 rev C1	Existing elevations plan 2 of 2
Drg no. 180767-2000 rev C2	Proposed basement plan
Drg no. 180767-2001 rev C3	Proposed ground floor plan
Drg no. 180767-2002 rev C2	Proposed first floor and loft plan
Drg no. 180767-2003 rev C3	Proposed roof plan
Drg no. 180767-2004 rev C4	Proposed roof section plan
Drg no. 180767-3002 rev C3	Proposed south and east elevations plan 1 of 3
Drg no. 180767-3003 rev C2	Proposed north and east elevations plan 2 of 3
Drg no. 180767-3004 rev C2	Proposed east and west elevations plan 3 of 3

Reason: - To ensure provision of a satisfactory development.