

Recommendation: **GRANT PERMISSION**

The proposed changes add a shallow pitch to the previously flat roofed dormers and amends the window openings within the dormers on both the east and west elevation;

reduces the window openings within the south elevation; and removes a door from the north elevation.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS2	(Employment)
DM14	(Car and Cycle Parking on Development (excluding residential))

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) Impact of proposed changes _
- 5.3 The proposed addition of shallow 5 degree pitch to the dormers is to enable a matching roofing sheet finish to be used. It is considered that the marginal increase in height and bulk would make an indiscernible difference to the scale of roofslope of this large industrial building. The changed fenestration openings are also considered minor in scale and relative to the overall development would be immaterial changes.
- 5.4 The proposed changes are not considered to have any material impact on either the visual appearance of the host industrial building or the street scene terms or have any impact on neighbouring amenity. The proposed changes can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 Overall, the proposed amendments are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00351 subject to the following conditions

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

Proposed Elevations Drawing No 03 Rev 03

Reason: - To ensure provision of a satisfactory development.