

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)

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
 - (iv) Parking
- (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/18/01265 from neighbours or consultees.
- (ii) Appropriateness of design and impact on the character of the area
- 5.5 The proposed alterations to the south-eastern elevation are to convert the garage, substituting a door for a window and the provision of a new window, the replacement of a door with a high level window on the south-western elevation and an increase in

depth of the first floor windows to floor level on the north-western elevation. 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.

(iv) Parking

- 5.7 Whilst the conversion of the garage does not require planning permission, it would result in the loss of two parking spaces. However, it is considered there is sufficient parking provision to the front of the property to accommodate the three spaces required for a seven bedroom property and a plan has been submitted to demonstrate this.

6 Conclusion

- 6.1 Overall, the proposed alterations to the south-eastern elevation are to convert the garage, substituting a door for a window and the provision of a new window, the replacement of a door with a high level window on the south-western elevation and an increase in depth of the first floor windows to floor level on the north-western elevation 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/19/00678 subject to the following conditions

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

Drg no. P_01 B	Proposed, ground, first and second floor plans
Drg no. P_02 A	Proposed south-east and north-east elevation plans
Drg no. P_03 B	Proposed north-west and south-west elevation plans
Drg no. P_04 A	Location, proposed block plan and parking plan

Reason: - To ensure provision of a satisfactory development.