

The materials for the roof to be Marley Modern Smooth Grey
The materials for the walls to be Ibstock Bexhill Red
The materials for the windows, doors, fascias and bargeboards to be dark grey PVC-u
The materials for the rainwater goods and soil pipes to be black PVC-u.

3.3 At the time of the officer's site visit the changes had been implemented.

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 Statutory and Non Statutory Consultations

None.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I believe that the changes which were incorporated are an improvement on the original application. This is because of the proximity to the A27 and the pollution which has been seen to	Comments noted.

discolour adjacent buildings, which as a result now appear shabby and unclean, whereas the darker colour incorporated in the building of number 24 look less so. The changes which were incorporated are a definite improvement to the building and the area in general. We live directly opposite in full view and have no problem at all with the building works carried out.	
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7 Planning Considerations

7.1 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) Effect on character and appearance of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Effect on character and appearance of area

7.3 The variations to the approved extension would not materially alter the scale and appearance of the dwelling approved under application APP/16/00004. It is therefore considered that the changes proposed are acceptable and will have no greater impact on the character and appearance of the surrounding area which is varied in nature, than the previously approved permission.

(iii) Effect on neighbouring properties

7.4 The revisions do not impact upon overlooking or allow for increased overshadowing or overbearing effect. It is therefore considered that there would be no greater impact on neighbour amenity than the works allowed under approval APP/16/00004. The variation to the above permission would therefore continue to accord with the relevant criteria of policy CS16 of the Core Strategy. No objections were received regarding the changes.

8 Conclusion

8.1 The variation of conditions 2 and 3 of APP/16/00004 to enable use of alternative materials in the construction of the extension and in alterations to existing house and to vary the approved plans relating to fenestration amendments are considered to be appropriate to the character of the street and would not result in unacceptable harm to neighbour amenity. The variations of conditions 2 and 3 are therefore recommended

for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00082 subject to the following conditions

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

Illustrative details of brickwork

Illustrative details of roof tiles

Drg No 01 Existing floor and elevations plan

Drg No 02 Proposed floor and elevations plan received 21st January 2019

Drg No 04 Location and proposed site plan

Reason: - To ensure provision of a satisfactory development.