

Recommendation: **GRANT PERMISSION**

Application for non-material change to Planning Permission APP/17/00793 relating to reduction in overall size of extension. Use pitched lantern window instead of flat glass, no external door into utility and use brick instead of render on rear.

## **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)

Havant Borough Local Plan (Allocations) July 2014  
AL1 (Presumption in Favour of Sustainable Development)

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 By nature of the location of the extension, it would not be readily visible from the public domain and as such would not have an impact on the character of the area. Notwithstanding this, it is considered that the proposed amendments to the previously approved scheme including the use of matching brickwork rather than render, would be more in-keeping with the host dwelling and are considered to be of an appropriate design.
- (iii) Effect on neighbouring properties

- 5.5 The proposed alterations will result in the reduction of the projection of the extension and therefore will reduce any impact that would have resulted by the previously approved scheme. The other alterations are relatively modest. It is considered that the amendments would not lead to an adverse impact on the occupiers of the neighbouring properties and can there

## **6 Conclusion**

- 6.1 Overall, the proposed alterations to reduce the projection of the extension; use a pitched lantern window rather than a flat glass window; remove a rear door and use matching brickwork rather than render, 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/19/00230 subject to the following conditions

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

Proposed roof plan - received 01.03.19

Proposed elevations - received 05.03.19

Proposed cross section - received 01.03.19

**Reason:** - To ensure provision of a satisfactory development.