

Recommendation: **GRANT PERMISSION**

APP/14/00545 - Proposed demolition of unstable brick boundary wall and replacement with new brick boundary wall as detailed located to north of Plot 32 of Planning Approval ref 09/72129/002. Replacement stables., PERM,19/11/2014

APP/14/01285 - Application for variation of Condition No. 1 of Planning Permission APP/14/00337 to extend timescale from 31st December to March 31st 2015., PERM,23/01/2015

09/72129/002 - Demolition of 2No. dwellings and erection of 48No. dwellings with associated garages and parking with access from Oak Tree Drive., PERM,28/02/2011

GEN/16/00107 - Confirmation Conditions 8 and 28 of Planning Permission APP/13/00270 have been discharged., UNK,

APP/16/00533 - Erection of 1no. 4bed house with integral garage., WD,13/07/2016

APP/16/00916 - Erection of 1No. 3 bed dwelling. (Revised Submission), PERM,27/10/2016

APP/18/00430 - Variation of Condition 2 of Planning Permission APP/16/00916 to vary approved plans relating to amended siting of dwelling (approved 21/06/2018). Request to Discharge Conditions 3, 4, 5, 6, 7 and 9 (02/04/2019).. PERM,12/06/2018

3 Proposal

- 3.1 The application is for a non-material change to Planning Permissions APP/16/00916 and APP/18/00430 relating to change of porch roof from flat to pitched, insertion of velux over stairwell and insertion of window (first floor) to side (bedroom 1).

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
- (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 The alterations are to change the flat roof of the porch canopy to a mono-pitched and hipped roof to a height of 3.2 metres, insertion of velux over stairwell and insertion of a first floor window to side (bedroom 1). It is considered the amendments would not change the overall design and are not considered to be harmful in that respect.

(iii) Effect on neighbouring properties

- 5.5 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 to change the flat roof of the porch canopy to a mono-pitched and hipped roof to a height of 3.2 metres, insertion of velux over stairwell and insertion of a first floor window to side (bedroom 1) 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/19/00350 subject to the following conditions

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

Proposed elevations plan
Proposed floor plan

Reason: - To ensure provision of a satisfactory development.