

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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 principle of development on this site was established by Planning Permission APP/16/01213. Relative to the previous permission the current application relates only to internal alterations and the omission of one approved external door in the west elevation.

(ii) Appropriateness of design and impact on the character of the area

5.4 The omission of the permitted door within the west elevation would not have a significant impact upon the appearance or character of the dwelling relative to the previously approved scheme. The internal alterations would not be readily perceptible from the exterior of the property and, as such, would not have a significant impact upon the visual amenity of the property or the street scene relative to the previously approved scheme. The proposed alterations are therefore acceptable as a non-material change to application APP/16/01213

(iii) Effect on neighbouring properties

5.5 The proposed changes would have a neutral impact upon the amenities of neighbouring properties and can therefore be considered as acceptable and non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to the building interior and the west elevation are not considered to result in a material change to the extant planning permission and the changes are therefore recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00921 subject to the following conditions

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

PROPOSED FLOOR PLANS
PROPOSED WEST ELEVATION

Reason: - To ensure provision of a satisfactory development.