

B5 Other Matters criteria A to H inclusive., PERM,04/07/2018
APP/18/00356 - External works Plot 3 Access road setting out and construction detail
External Works Plot 3 Access Road Signage details External Works Proposed
Finished Levels External Works Pavement Construction detail External Works
Crossover construction details Dunsbury Park masterplan Below Ground Drainage
strategy, UNK,
APP/18/00357 - Approval of Reserved Matters in respect to Phase 1 Plot 3b of
APP/15/00732 (new employment uses, hotel and access road) comprising
construction of 3,528 sqm B1(c)/B2/B8 commercial premises for plot access, layout,
scale, appearance & landscaping and Condition B5 Other Matters criteria A to G
inclusive., PERM,13/08/2018
APP/18/00640 - Display of 2No. internally illuminated fascia signs and 1No. internally
illuminated pole mounted sign, Plot 3A., PERM,03/09/2018

3 Proposal

Application for non-material change to Planning Permission APP/18/00357 relating to revisions to northern elevation to change from three loading bay doors to four and addition of canopy above central loading bay doors.

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

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 four loading doors would be located in a similar position and be of the same design as the approved 3 doors, but with a canopy over the 2 central doors. The proposed change is not considered to alter the character of the development and would not be visually detrimental.

(iii) Effect on neighbouring properties

- 5.5 There are no residential properties near the development and the proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to existing properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations increasing the number of loading doors to 4 and the provision of a canopy 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/19/00239 subject to the following conditions

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

Plot 3B lease plan 2 10051 rev P1
Elevations GA Sheet 1 of 2 -12051 rev P12
Elevations GA Sheet 2 of 2 - 12052 rev P12

Reason: - To ensure provision of a satisfactory development.