

Recommendation: **GRANT PERMISSION**

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.

5.4 No letters of objection were received with respect to APP/17/01297 from neighbours or consultees.

5.5 No conditions were put on the previous approval relating to the porch, therefore the application can be considered as non material.

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

5.6 The plans approved under reference APP/17/01297 show the location of the front door to be facing towards to west. This application seeks to make the front door more central within the porch, facing towards the highway. This application will not result in an increase to the size of the porch, nor will it alter the overall design and as such would accord with Policy CS16 of the Havant Borough Core Strategy.

(iii) Effect on neighbouring properties

5.7 The proposed location of the door will face towards the highway and will have no impact on the neighbouring properties in terms of additional loss of privacy. 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 alteration to the location of the door is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00700 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed floor plan and roof plan - received 17.07.18
Approved floor plan and roof plan - received 17.07.18
Reason: - To ensure provision of a satisfactory development.