

WD,05/12/2014

APP/14/01262 - Discharge of Condition No/s 2, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 32, 33, 36, 37, 40, 41 and 42 of Planning Permission APP/12/00772.

APP/15/00894 - Variation of Condition 43 of Planning Permission APP/12/00772 to amend approved plans in relation to Plot 16 (house type)., WD,02/02/2016

APP/15/01065 - Discharge of Condition No. 38 of Planning Permission APP/12/00772., PERM,10/11/2015

APP/16/00379 - Erection of 11No. 3 bedroom houses, 2No. 2 bedroom houses and 5No. 2 bedroom flats (approved 20.2.17). Request to Discharge Condition Nos 3, 4, 5, 8, 9, 10, 11, 13, 14, 18, 19, 21 and 22 (recd 27.3.17), PERM,20/02/2017

This is the application which is being sought to be varied.

APP/16/00380 - Variation of Condition 43 of Planning Permission APP/12/00772 to enhance the viability of the site (Plot 16 now Plot 1, Plot 71 now Plot 2 and Plot 76 now Plot 3)., PERM,16/09/2016

APP/12/00772, including contamination conditions 6, 7, 8 and 9, and confirmation that obligations under the related S106 dated 30.7.13 have been complied with and discharged., UNK,15/11/2017

APP/17/00402 - Application for Non-material change to Planning Permission APP/16/00379 relating to the removal of the top storey accommodation and associated dormer windows for plots 1 and 2. , PERM,18/05/2017

APP/17/00407 - Removal of hedgerow in rear garden, within Conservation Area of Brockhampton., WD,24/04/2017

APP/17/00801 - Conservatory to rear., PERM,04/09/2017

APP/17/01354 - Application for non-material change to planning permission APP/12/00772 relating to re-siting of the cycle store associated with plots 59-68., PERM,11/01/2018

3 Proposal

Application for non-material change to Planning Permission APP/16/00379 relating to minor amendments to plots 14-18 to include window alterations, addition of door canopy, addition of fire hydrant enclosure, addition of blind dormer and internal layout changes.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM17	(Contaminated Land)
AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential 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 The proposed amendments relate to plots 14-18 a two and a half storey block of flats. The external changes are as follows:

Front Elevation

Window detailing to bays altered

Fire Hydrant enclosure

Rear Elevation

Amended dormer and reduction in rooflights
Canopy to rear door

Side Elevation A

Bay window amendment

Side Elevation B

1 additional ground floor window
Removal of 1 rooflight

The internal changes relate to second floor flat and to ground floor flat. They do not alter the number of bedrooms.

These alterations are considered to be modest, would not detract from the design of the units nor negatively impact the proposed flats in terms of layout etc.

(iii) Effect on neighbouring properties

- 5.5 The proposed changes are considered to be limited and would not result in significant impacts to neighbouring residents. The additional window to ground floor on the east elevation would face the amenity area for the flats.
- 5.6 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/alterations to the approved detailing to plots 14-18 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/18/00534 subject to the following condition:

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

Plots 14-18 Floor Plans, Elevations Drawing No. 14.074.06 Rev B

Reason: - To ensure provision of a satisfactory development.