

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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. The two storey side and single storey rear extension has consent under APP/16/00310. The proposal is to remove the high level window along the single storey south side elevation, develop a rooflight into the roof space of the single storey development and increase the size of the biofold doors in the rear elevation at ground floor including the replacement of a proposed door with a small scale window.

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

5.4 The proposed alterations to No 14 would not be detrimental to the visual amenities of the area as the majority shall take place along the rear elevation at single storey. The removal of the high level window along the south side is considered to not cause a significant visual impact and as the works would not be viewable from the streetscene it is considered that this proposal would be in keeping with the character of the area.

(iii) Effect on neighbouring properties

5.5 The removal of the high level window along the south side elevation at ground floor would remove a potential perception of over-looking improving the amenity value of the neighbouring dwelling to the south No 12 London Road. The works proposed to the rear single storey development are considered to be modest in size and would not cause any additional amount of over-looking as a result. The proposed rooflight would be at high level therefore retaining the current amenity levels of both neighbouring dwellings.

- 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 alterations to fenestration along the rear and side elevation including the proposed new rooflight are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00393 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location, Proposed Elevations and Proposed Ground and First Floor Plan: Drawing No P201
Annotated Site Location, Proposed Elevations and Proposed Ground and First Floor Plan: Received 10.04.2018 Figure 5.0
Proposed Floor Plan: Received 10.04.2018- Figure 4.0
Proposed Rear Elevation Plan: Received 10.04.2018- Figure 2.0
Proposed South Side Elevations Plan: Received 10.04.2018 Figure 3.0
Reason: - To ensure provision of a satisfactory development.