

Recommendation: **GRANT PERMISSION**

APP/17/00151 - Alterations and additions including single storey rear extension; Loft conversion with insertion of dormers in east and south elevations and roof lights in north and west elevations. , PERM,12/04/2017

APP/17/00505 - Garage extension and replacement flat garage roof
PERM,16/06/2017

APP/17/00561 - Application for Non-material amendment of Planning Permission
APP/17/00151 relating to alterations to positions and details of doors and windows.
PERM,05/06/2017

And current, as yet undetermined application for:
APP/17/01048 - Erection of 1No. 3bed bungalow and associated landscaping and parking

3 Proposal

Non-material amendment to Planning Permission APP/17/00151 relating to repositioning of bifold doors from South facing elevation to West facing elevation.

The minor amendment relate to : 'flipping' the bi-fold door on the south-west corner of the approved extension and removal of one single window adjacent

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
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Planning Considerations

5.1 As detailed in paragraph 3 above, this application has been submitted under new legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. 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) Impact of proposed changes .

- 5.3 The proposed change to window positioning is very minor and effectively reverts back from the previous NMA position approved under APP/17/00561 to the original siting under APP/17/00151. The overall size, mass, height or position of the approved extension (which were the controversial issues at application stage) or the nearest neighbour to the north at No 24 is not affected.
- 5.4 The proposed change is not considered to have any material impact on either the visual appearance of the approved scheme or neighbouring amenity. The proposed minor window repositioning can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 Overall, the proposed amendments 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/18/00214

(A) subject to the following conditions

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

Proposed Plans; Elevations & Section; Block Plan; Location Plan Drawing
Number: 17001-02 Revision E

Reason: - To ensure provision of a satisfactory development.