

Site Address:	Riders Junior and Infant School, Kingsclere Avenue, Havant, PO9 4RY		
Proposal:	Non-material amendment of Planning Permission APP/16/00492 relating to redesign of house type 4.		
Application No:	APP/17/01091	Expiry Date:	06/11/2017
Applicant:	Mr Legg Portsmouth City Council		
Agent:	Mr White Pope Priestley Architects LLP	Case Officer:	Rachael McMurray
Ward:	Warren Park		

1 Site Description

2 Planning History

APP/12/00762 - Consultation by Hampshire County Council for panels on roof of school building providing renewable energy for the school., RNO,05/09/2012
APP/13/00599 - Hampshire County Council Consultatuion to supply, deliver and erect a temporary Pre-School Nursery modular building at Riders Infant School., RNO,18/07/2013

APP/14/00810 - Hampshire County Council consultation for expansion of Riders Infant from 2FE (180 pupils) to 3FE (270 pupils) and expansion of Riders Junior School from 2FE (240 pupils) to 3FE (360 pupils) with the creation of a new main entrance, combined general office, library, staff and studio space with additional car parking, new pedestrian entrance gate and associated landscaping., RNO,29/08/2014

APP/16/00492 - Residential development of 25No. 2 to 2.5 storey 3 bed houses, 5No. 3 storey 4 bed houses and 8No. 2 bed apartments (Approved 17.02.17). Request to Discharge Condition No. 6 (26.04.17). Request to Discharge Condition No. 9 & 10 (26.04.17). Request to Discharge Condition Nos. 2, 4, 5 & 7 (04.05.2017). Request to Discharge Condition 15 (23.08.2017). Request to Discharge Conditions 12 and 13 (23.08.2017). Stopping up 2 lengths of public footpath running from Kingsclere Avenue to Dunsbury Way following approved planning permission APP/16/00492 under S257 (22.08.2017).. PERM.17/02/2017

APP/17/00458 - DETAILED GRADIOMETER REPORT ARCHAEOLOGICAL
EVALUATION REPORT EMAIL FROM NEIL ADAM (ARCHAEOLOGICAL ADVISOR),
UNK.

APP/17/00457 - SOIL SAMPLE REPORT ASBESTOS DELINEATION AND

REMEDICATION STRATEGY GROUND CONDITION ASSESSMENT, UNK,

APP/17/00925 - Reptile Mitigation Strategy, Kingsclere Avenue, Update, UNK,
APP/17/00927 - Condition 12: Ridge external lighting layout. Holophane external
lighting. Condition 13: PP1308 7004-01 C01 Boundary fencing, UNK,
APP/17/00980 - Application for non material change to Planning Permission
APP/16/00492 relating to redesign of house type 2., PERM,05/10/2017

3 Proposal

Non-material amendment of Planning Permission APP/16/00492 relating to redesign of house type 4. This includes a additional window on the side elevation at first floor level and the repositioning of the front door.

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 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) Impact of the proposed changes
- 5.3 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 House Type 4 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/17/01091 subject to the following condition:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed elevations - DN: PP1308/5004-00 C02
Proposed floor plans - DN: PP1308/3004-00 C02
Reason: - To ensure provision of a satisfactory development.