

layout, appearance and landscaping . Discharge of conditions Nos 3,4,5,6,7,10,14,15,16 of Outline Application APP/15/00284. (Site Option 1), PERM,06/03/2017

APP/16/00813 - Reserved matters application for demolition of existing building and structures and redevelopment of the site with the erection of 1No. unit relating to layout, appearance and landscaping . Discharge of conditions Nos 3,4,5,6,7,10,14,15,16 of Outline Application APP/15/00284. (Site Option 2), PERM,21/12/2016

3 Proposal

Non-material change to Planning Permission APP/16/00812 which was for 3no. units. The NMA relates to the following:

- internal layout - extra toilets and changing rooms on Units 1, 2 and 3
- elevation detail - larger panels of cladding on south elevation
- incorporation of smoke vents on the roof;
- adjustment of the boundary fence line (part) and change in colour from black to green;
- amendment to the refuse enclosure;
- change to concrete block paving for unit 2;
- demolition of 2no. redundant service enclosures and replacement with landscaping, paving and entrance sign.

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 3.1 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 Whilst there are a number of changes proposed, individually they are small in scale and would not have a material impact on the development as a whole or the wider character of the area.

(iii) Effect on neighbouring properties

5.5 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 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/18/00220 subject to the following conditions

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

14021 TP 030 rev F - Site Plan
14021 TP 031 rev E - Proposed building plan
14021 TP 032 rev D - Proposed building plan
14021 TP 035 rev D - Proposed elevations Unit 3 (sheet 1)
14021 TP 036 rev D - Proposed elevations Unit 3 (sheet 2)
14021 TP 037 rev D - Proposed elevations units 1 and 2 (sheet 1)
14021 TP 038 rev D - Proposed elevations units 1 and 2 (sheet 2)
14021 TP 040 rev D - External works and fence plan
14021 TP 042 rev C - Proposed roof plan unit 1 and 2
14021 TP 043 rev C - Proposed roof plan unit 3

Reason: - To ensure provision of a satisfactory development.