

APP/14/00561 - Discharge of Condition No. 11 of Planning Permission
APP/12/00772., WD,05/12/2014

APP/14/00786 - Discharge of Condition No/s 2, 4, 5, 6, 9, 10, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, and 41 of Planning Permission APP/12/00772.,
WD,05/12/2014

APP/14/00844 - Discharge of Condition No's 32, 33 & 42 of Planning Permission
APP/12/00772., WD,05/12/2014

APP/14/01056 - To erect an additional 5 units to the already approved APP/12/00772,
which will affect 15 of these already approved units., UNK,

APP/14/01067 - Discharge of Condition 23 of Planning Permission APP/12/00772.,
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/15/01426 - Erection of 5No. two storey houses comprising 1No. 2 bed house,
2No. 3 bed houses and 2No. 4 bed houses, construction of hard surfacing for car
parking and access. , UNK,

APP/15/01427 - Erection of 12No. terraced houses comprising 4No. 2 bed houses
and 8No. 3 bed houses, construction of hard surfacing for car parking and access.,
UNK,

APP/15/01428 - Erection of 5No. 2 bed two storey houses and 1 No. 3 bed house,
construction of hard surfacing for car parking and access., UNK,

APP/16/00276 - Variation of Condition No. 43 of Planning Permission App/12/00772
to amend 7 plots., UNK,

APP/16/00277 - Erection of 16 dwellings comprising of 8No. 2 bed houses and 8No. 3
bed houses. , UNK,

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

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/16/01072 - Crown reduce 1 mixed hedgerow by 1 -2m on trees, remove 1 limb
overhanging neighbouring property and sever ivy at bottom, subject to TPO , UNK,

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

3 Proposal

Application for non-material change to planning permission APP/12/00772 relating to
the re-siting of the cycle store associated with plots 59-68.

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: Brockhampton

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) 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. In this case, the proposals are for a non-material amendment to a previously approved scheme. The principle of development is therefore established and this application should be determined as to whether the amendments are considered non-material.

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

- 5.4 The proposed changes relate to plots 59-68 of the extant planning permission (APP/12/00772) and incorporate the re-siting of the cycle stores. The proposed location for the cycle store would be adjacent to the parking court associated with plots 63-68 and to the rear of the garage associated with plot 70. It is considered that the proposed changes are minor in nature and would not result in any impact which would be harmful or detrimental to the character and appearance of the area.

(iii) Effect on neighbouring properties

- 5.5 The proposed changes are considered to be relatively modest and would be unlikely to lead to an adverse impact on any of the adjacent or surrounding residential properties. The proposed changes are therefore considered to be non-material.

6 Conclusion

- 6.1 Overall, the proposed re-siting of the cycle store associated with plots 59-68 is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01354 subject to the following conditions;

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

External Works Drawing (Reference: 1660- 01-Revision M)- received 20th December 2017

Reason: - To ensure provision of a satisfactory development.