

offices and the demolition of outbuildings to the rear of the building.,

PERM,27/01/2017

APP/17/00552 - Please refer to submitted table, UNK,

APP/18/00056 - Condition 2 - Please see drawings 325_Road Section Design

345_Swept Path Analysis 380_Drop kerb Application Entrance Works Condition 5 -

Please see drawing no 335 Surface Finishes Condition 6 - Please see drawings no

300 Drainage S185 Sub-Diversion 340 Services Corridor E-F2257L 180111

Condition 7 - Please see no 330 Surfaces Finishes Condition 9 - Please see Barrel
Tree Care Agricultural Report ref:15362-AA3-DC and Drawing 15362-BT3 Condition

13 - Please see Landscape Proposals drawing no MPN IHEH Condition 14 - Please

see samples (hand delivered) except photo 17-1061 flint photo, UNK,15/01/2018

APP/18/00162 - Condition 3 - Please see drawing no 17-1061-1001 Site Logistic Plan

Condition 16 - Please see drawing no 17-1061-1002 Demolition Plan, UNK,

APP/18/00573 - Application for non-material change to planning permission

APP/16/01077 in relation to substitute brick samples submitted under request to
discharge condition 3 and removal of brick coiling to elevations.h, UNK,

3 Proposal

Application for Non-material change to Planning Permission APP/16/01077 relating to
substitute brick samples and removal of brick coining to elevations.

The approved brick is not available and therefore a replacement brick is being proposed
which is almost identical in appearance. A sample has been provided. It would be a
'tundra' red/brown brick with a smei-textured finish.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

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 The replacement brick is considered to be a good quality replacement for the already approved brick type. The quoining detail which adds architectural interest will remain on the front and side elevations which are visible to the public and therefore it considered that the high quality design would not be compromised. This is of particular importance due to the nearby Grade II listed building.

(iii) Effect on neighbouring properties

5.5 The proposed changes are relatively modest and would have no material impact on neighbouring properties.

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/18/00492 subject to the following conditions

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Plot 1 - elevations - DN - 17-1061-102 - C
Plot 2 - elevations - DN - 17-1061-202 - C
Plot 3 - elevations - DN - 17-1061-302 - C
Plot 4 - elevations - DN - 17-1061-402 - C
Plot 5 - elevations - DN - 17-1061-502 - C
Plot 6- elevations - DN - 17-1061-602 - C
Plot 7- elevations - DN - 17-1061-702 - C

Plot 8 - elevations - DN - 17-1061-802 - C
Plot 9 - elevations - DN - 17-1061-902 - C
Email dated 12/6/18 referencing brick sample

Reason: - To ensure provision of a satisfactory development.