

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 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) Impact of the proposed changes

(i) Principle of development

7.2 The application site is situated within an urban area and the proposal is for a non-material amendment to a previous application for an extension to the existing building. This is considered acceptable in principal subject to the usual development control criteria. .

(ii) Impact of the proposed changes

7.3 It is considered that the proposal to set in the rear extension from the southern and eastern boundary would not result in a significant material alteration to the visual impact of the development. The works shall reduce the original mass and bulk of the development and shall remove one window from the southern elevation The new window is proposed along the rear elevation where the risk of over-looking is negligible. These minor alterations are considered to reduce the impact caused from the originally permitted design, creating a subservient appearance that maintains privacy levels between neighbouring dwellings. Therefore the development can be accepted as being non-material.

8 Conclusion

8.1 The new plans are considered to be acceptable and can be considered as an acceptable non-material amendment.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00576 subject to the following conditions:-

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

Proposed Block Plan: Received 26.05.2017

Proposed Front and Rear Elevations Plan: Received 26.05.2017

Proposed Side Elevation Plan: Received 26.05.2017

Proposed Ground Floor Plan: Received 26.05.2017

Section Plan: Received 26.05.2017

Reason: - To ensure provision of a satisfactory development.