

Application for non-material change to Planning Permission APP/17/00243 relating to enclosing the balcony area on south elevation above porch and bring gable forward. Entrance steps moved from side (east) to front (south).

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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 proposed changes _
- 5.3 At application stage it was the northern elevation facing the foreshore that was the sensitive issue, trying to minimise the height, bulk and ensure the design was appropriate from long distance views from the Chichester Harbour AONB. The southern elevation provides the entrance to the dwelling and being a 'backland' site

faces the rear of the road frontage properties No 19 and 19b, with a separation of some 30m. As originally proposed this southern elevation included a central first floor balcony, accessed from opening doors within a gable feature. Steps up to the entrance were from the east.

- 5.4 It is now proposed to effectively enclose the first floor balcony on this southern elevation by creating a central gable projection with juliette opening instead, on stilts with the steps to the front door below re-sited to the front. Whilst this arguably adds a little more building mass to this southern elevation, it is considered non-material relative to the overall scale of development. The replacement of an open first floor balcony with an enclosed room and juliette opening would reduce the outdoor activity at first floor level and therefore also reduce any potential sense of overlooking to the properties to the south. The revised central steps are considered to create a well balanced front facade that is equally appropriate in design to the site and its setting.
- 5.5 Overall the amended proposal can be supported as a Non-Material Amendment - the overall profile, mass and bulk of the replacement dwelling is not fundamentally altered, and the sensitive north elevation remains unaltered. It is noteworthy that at application stage no letters of objection were received at all.

(ii) Impact of change on CIL

- 5.6 The marginal increase in internal floor space by changing the external balcony to internal floorspace, amounts to an additional 3 sqm. A revised CIL form has been submitted indicating the gross internal floorspace to now be 185 sqm (compared to 182 previously). However the original dwelling (that has now been demolished) amounted to 191 sqm and hence, even with this increase there is still no net gain in floorspace and hence there continues to be no CIL liability.

6 Conclusion

- 6.1 Overall, the proposed amendments 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/17/01159

(A) subject to the following conditions

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

Elevations dated October 25, 2017

Reason: - To ensure provision of a satisfactory development.