

Recommendation: **GRANT PERMISSION**

- Access steps from finished floor level to terrace. Internal storey heights are dictated by retail and service void requirements, and by standard SIPS heights on the upper floors. Terrace height is as approved.
- Screen walls to Communal Terrace as shown.

- Glass balustrading to front of terrace to be replaced with a rendered wall as shown.

Second Floor

- Rear balconies reduced to 'Juliet' balconies, as timber frame will not support the cantilever required by the approved drawings. Balconies have also been shown as they will be constructed; with two glass panels as opposed to one large panel.

Roof

- The approved design has a 'table top' between the gables. The proposed amendments show the principle gables pitching back down to a central flat roof. Rainwater to be removed from the central flat roof area via service voids through the building.
- The north principle gable would finish short of the building and be tile hung on the east gable end. This is because the end of the building has an unusual inset on an angle, which it would be impossible to pitch a gable over without encroaching the site boundary. The central flat roof would extend over this inset area.
- The proposed amendments show four small roof lanterns instead of two long ones. This is to allow for additional internal fire doors at second floor level. With the new roof design the proposed roof lanterns would not be visible from the street.
- Three fire escape rooflights are proposed; the four approved rooflights to the west have been removed.

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

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. In this case the proposals are for non-material amendments to a previously approved scheme. The principle of the 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 include revisions to the front and rear fenestrations with the reduction in size of the balconies and amendments to the design of the roof to meet Building Regulations and to enable construction of the building. It is considered the various changes are comparatively minor, appropriate to the scheme and do not have any adverse impact on the character of the area.

- (iii) Effect on neighbouring properties

5.5 Overall the amendments are not considered to have any material impact on either the visual appearance of the approved scheme or neighbouring amenity. The proposed changes are relatively modest and it is considered they are unlikely to lead to a harmful impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed alterations as set out in section 3 above 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/17/01358 subject to the following conditions

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

Drg no. 9972-491A	Proposed ground floor plan
Drg no. 9972-492A	Proposed first floor plan
Drg no. 9972-493A	Proposed second floor plan
Drg no. 9972-494A	Proposed roof plan
Drg no. 9972-591A	Proposed south and west elevations plan
Drg no. 9972-592A	Proposed east elevations plan
Drg no. 9972-593A	Proposed north elevations plan
Drg no. 9972-691A	Cross section plan

Reason: - To ensure provision of a satisfactory development.