

Recommendation: **REFUSE PERMISSION**

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: Not applicable.

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under new legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. 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
 - (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
- 5.4 The re-positioning of windows from two to the southern elevation, to one on both the northern and southern side elevations, the minor increase in ridge height and amended gable window style to rear elevation would not change the overall design of the development and are not judged to be harmful in that respect. However it is considered the increase in depth of 1.1 metres of the rear extension is too great to be able to be deemed as a non-material amendment. It is therefore recommended a new application is submitted to include all the revisions.
- (iii) Effect on neighbouring properties
- 5.5 Whilst the changes to the windows and minor increase in the ridge height are relatively modest, the proposed change to the depth of the extension is judged to be too great to be able to be considered as non-material.

6 **Conclusion**

- 6.1 Overall, although the changes to the windows and minor increase in the ridge height are relatively modest, the proposed change to the depth of the extension is judged to be too great to be able to be considered as non-material and is therefore recommended for refusal.

7 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/00711 subject to the following reasons

- 1 The proposed change, as an enlargement of the approved scheme, is considered to be a material change as the development would need to be reassessed in terms of the impact on the neighbouring properties and would, as a result, require consultation with relevant third parties.

To approve the change as a non-material amendment without such consultation would result in the criteria set out in Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 not being complied with.