

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
AL1 (Presumption in Favour of Sustainable Development)

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) Impact of proposed changes
- (i) Principle of development
- 5.3 The application site is located within the defined urban area and the proposal is for a non-material amendment to a previous application for a change in fenestration to the first floor front window serving the bedroom. The window shall be increased from 1.7 meters wide to 2.6m which is considered to be acceptable in principle subject to the usual development control criteria.
- (ii) Impact of the proposed changes
- 5.4 It is considered that the proposed increase in the window width would not result in a significant material alteration to the visual impact of the development. The proposal would reflect a similar design and size to that of the existing windows on No 86 and shall be in proportion to the space available to the front of No 86. The proposed alteration is therefore considered to result in a limited and acceptable impact.
- 5.5 The proposed change to the first floor bedroom window is considered to be relatively modest and the works shall be set away from the dwellinghouse opposite sufficiently by the highway of Greenfield Crescent in order to sufficiently reduce any additional impact caused due to the increase in window width. The works are considered to not contribute to significant additional impact of over-looking nor a loss of privacy to neighbouring dwellings and as such the amendments can be accepted as being non-material and a further planning application would not be required.

6 Conclusion

- 6.1 Overall, the proposed alteration to the first floor bedroom window within the front elevation of No 86 is not considered to result in a material change to the extant planning permission and the change is recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01129 subject to the following conditions:-

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

Existing and Proposed Elevations Plan: Received 13.11.2017

Reason: - To ensure provision of a satisfactory development.