

APP/15/00728 - Outline application for the construction of 4No. detached 3 bed chalet style bungalows with approval for access, appearance, layout and scale with landscaping reserved. (Revised application.)(Approved 04/09/2015). Request to Discharge Condition 14 (30/09/2016). Request to Discharge Condition No.s 5, 6, 13 and 15 (18.01.17), PERM,04/09/2015

APP/15/01145 - Construction of 1No. 5 bed dwelling and detached garage to rear of 57 Frogmore Lane., WD,25/11/2015

APP/16/01031 - Reserved matters application relating to landscaping of the site following outline planning permission reference APP/15/00728., PERM,02/12/2016

APP/17/00074 - Submitted Plans: PL20 - Existing and proposed Levels PL10 - Proposed Garages Block Plan PL11 - Proposed Garages (Details) - Plots 1, 2 & 3 PL12 - Proposed Garage (Details) - Plot 4 2016-D1206-002D - Engineering Layout 2016-D1206-003B - Surface Finishes 2016-D1206-004A - Construction Details 1 2016-D1206-005A - Construction Details 2, UNK,

3 Proposal

Application for non-material change to Planning Permission APP/16/01031 (Reserved Matters following Outline Application APP/15/00728), relating to alteration to approved landscaping plan to show realigned private footpaths to each plot and provision of rear garden retaining wall.

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
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

N/A for non-material amendment application.

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:

The acceptability of the changes to the approved layout and alterations to the building and landscaping.

The external changes relate to alterations to approved landscaping plan to show realigned private footpaths to each plot and provision of a low rear garden retaining wall. These changes are required in order to take account of the levels across the site and in order to provide level access to the dwellings, which has resulted in the need to realign the front paths. These changes are considered to be acceptable as they are minor in nature.

8 **Conclusion**

The proposed alterations are considered to represent non-material amendments and permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00264

(A)

(B) for the following reasons/subject to the following conditions

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

Landscaping proposal drawing number LSP/061/001 Rev C

Reason: - To ensure provision of a satisfactory development.