

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 reduction in the height and pitch of the roof of the single storey side extension (as permitted under APP/16/00846) by 0.6 metres from 35° to 25° and the use of Marley Mini Stonewold Tile would not change the overall design and is not considered to be harmful in that respect.
- (iii) Effect on neighbouring properties
- 5.5 A letter of objection was received raising concerns about the height of the roof of side extension element of the original proposal granted under APP/16/00846, however this application is to reduce the height by 0.6 metres and consequently, in isolation, the new roof height would be within the realms of permitted development.
- 5.6 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

6 Conclusion

- 6.1 Overall, the proposed alterations to reduce the height and pitch of the roof of the single storey side extension element of the scheme is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00059 subject to the following conditions

- 1 The external materials used for the roof of the side extension shall be Marley Mini Stonewold Tile.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Plan 1 Proposed north east and north west elevations plan

Plan 2 Proposed South east and south west elevations plan

Reason: - To ensure provision of a satisfactory development.