

Recommendation: **GRANT PERMISSION**

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 Statutory and Non Statutory Consultations

Not applicable for type of application

6 Community Involvement

Not applicable for type of application

7 Planning Considerations

As detailed in paragraph 3.1 above, this application has been submitted under 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.

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 upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

The changes relates to one of the entrance doors within the front elevation being moved within that elevation and internal alterations comprising removal of basement and the swimming pool and subdivision of bedroom 1 to provide a dressing room. Whilst the dressing room would be large enough to function as a bedroom, it can only be accessed off bedroom 1, and taken on face value the property would remain a 3 bed dwelling.. It is considered that the changes will not materially alter the appearance of the property or alter the form and character of development.

(iii) Impact upon residential amenity

The use of the property as 2 dwellings is unchanged and the external alteration which is limited in scale will have no appreciable impact on the neighbouring dwellings and is considered acceptable.

8 **Conclusion**

Overall, the amendments are 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/17/00217

subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed floor plans and elevations CFA/FULL/02/A3
Reason: - To ensure provision of a satisfactory development.