

Recommendation: **GRANT PERMISSION**

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:

- (i) Principle of development
- (ii) Impact upon the environment

(i) Principle of development

The principle of the development has been established by planning permission APP/14/00863.

(ii) Impact upon the environment

Condition 17 of planning permission Ref: APP/14/00863 reads as follows:

Prior to the occupation of the development a Post Construction Certificate shall be submitted to the Local Planning Authority. The Certificate shall state that the development has attained a minimum standard of Level 3 of the Code for Sustainable Homes, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development is carried out in accordance with policy CS14 of the Havant Borough Local

NB. the condition was not complete in the Decision notice in relation to the reason.

Condition 17 required that the development accord with code level 3 of the Code for Sustainable Homes. However, with effect from 25th March 2015 the requirements of the Code have been withdrawn, for planning purposes, by the Deregulation Act 2015. Therefore, the environmental sustainability of new dwellings at the current time is considered under building regulations, unless the adopted local plan makes specific provision for water efficiency standards etc. However, the relevant core strategy policy CS14 is silent on such specifics and so subsequently it is considered reasonable to allow the removal of condition 17 in respect to this approve scheme via a non-material amendment to the approved scheme.

8 Conclusion

It is considered that the proposed change is acceptable and should be permitted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00586

(A) subject to the following conditions

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

Location and Existing Site Plan Drawing no. 01 Rev A

Reason: - To ensure provision of a satisfactory development.