

Recommendation: **GRANT PERMISSION**

APP/17/00496 - Extension to existing club house. Re-positioning existing changing rooms. Re-positioning existing green keepers store., DEL,

3 Proposal

The proposal is for a Non-material amendment to Planning Permission APP/15/01162 relating to change of roof material, fenestration amendments and change of materials of windows from brown powder coated aluminium to grey powder coated UPVC.

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:

- (i) Principle of development
- (ii) Appropriateness of design
- (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) Appropriateness of design

The proposed development provides an extension to the existing clubhouse development. The proposed roof material GRP mimicking lead would match the materials outlined on application APP/17/00070. This NMA application seeks to regularise the use of this material with regard to the original permission. Overall the change in materials and fenestration are considered to represent non material amendments given that the roof material has previously been permitted, and that when taken together the amendments are not considered to materially alter the overall design of the development.

(iii) Impact upon residential amenity

The proposal only changes the materials and windows/doors facing onto the playing field, it is therefore not considered that the amendments materially affect neighbouring properties.

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/17/00494 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
27973-PD103A-Proposed Elevations - Sheet One
Reason: - To ensure provision of a satisfactory development.