



bed detached house with detached double garage and associated landscaping  
(Revised Application) Permitted 5/7/2012

12/0914 - Discharge of condition 9 of 12/00036 (trees) - agreed 17/9/2012

APP/14/00636 - Erection of 1No. 4 bed detached green oak framed house with  
attached garage., PERM,21/08/2014

APP/15/00050 - Discharge of Condition No. 9 of Planning Permission APP/14/00636.,  
PERM,23/02/2015

### **3 Proposal**

- 3.1 Non-material amendment to Planning Permission APP/14/00636 relating to house width reduction; fenestration alterations; photo-voltaic panels omitted from design; garage gable joinery screen amended.

### **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)

Havant Borough Council Borough Design Guide SPD December 2011

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) Impact of proposed changes .

- 5.3 The proposed changes include narrowing the approved dwelling by between 300mm and 600mm from the elevation facing the farm access track which would provide a little more separation and space about the dwelling and represents an improvement to the approved scheme. The various changes to window sizes, and sitings, are all minor and do not have any adverse impact on the amenity of the neighbours. The removal of the photo-voltaic panels simplifies the roof and they were not required by condition for Code for Sustainable Homes standard purposes.
- 5.4 Overall the amendments are not considered to have any material impact on either the visual appearance of the approved scheme or neighbouring amenity. The proposed minor fenestration changes would also not alter the overall design of the development, nor impact neighbouring amenity and are therefore considered non-material.

## **6 Conclusion**

- 6.1 Overall, the proposed amendments are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00537

(A) subject to the following conditions

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

Proposed Sections Drawing number Shimbart/1/PL/08 rev C  
Proposed East & West Elevations Drawing number Shimbart/1/PL/07 rev E  
Proposed North & Elevations Drawing number Shimbart/1/PL/06 rev D  
Proposed Site (Roof) Plan Drawing number Shimbart/1/PL/02 rev F  
Proposed First Floor Plan Drawing number Shimbart/1/PL/04 rev F  
Block Plan Drawing number Shimbart/1/BP rev C  
Proposed Ground Floor Plan Drawing number Shimbart/1/PL/03 rev F  
Proposed Roof Plan Drawing number Shimbart/1/PL/05 rev E

**Reason:** - To ensure provision of a satisfactory development.