
Site Address: 2-4 Park Parade, Havant, PO9 5AD
Proposal: Application for non-material change to Planning Permission
APP/16/00859 relating to alterations to fenestration to front and east elevation.
Application No: APP/17/00092 Expiry Date: 28/02/2017
Applicant: Mr Smith
Agent: Mr Knight Case Officer: Rachael McMurray
 Knight Architectural Design
Ward: Battins

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site falls on the corner of Park Parade and Somborne Drive in Leigh Park. It comprises a three storey building, with the ground floor being a former bank and the first and second comprising of office space and a small yard area at the rear.

2 Planning History

02/65868/001 - Display of internally illuminated shop fascia sign, projecting sign, ATM sign and surround and various non illuminated information signs to front (south elevation). Display of internally illuminated projecting sign, fascia sign and ATM sign to side (east) elevation., PERM,10/10/2002

00/65868/000 - Installation of a 60cm grey satellite dish, PERM,01/02/2001

APP/15/00514 - Installation of externally accessed security door and relocation of 2No. ATMs with illuminated surrounds., PERM,02/07/2015

APP/15/00515 - Display of 2No. illuminated ATM surrounds, PERM,02/07/2015

GEN/15/01254 - Planning History check, ,15/12/2015 14:35:39

APP/16/00859 - Proposed change of use of part ground floor into 2No. A1/A2/A3 mixed use units, part rear ground floor into 1No. 1bed flat and 1no. 2 bed flat, proposed conversion and part new build at second floor to form 2No. 2 bed flats and 2No. 3 bed flats., PERM,16/12/2016

APP/16/00860 - Prior notification for change of use from a retail use (class A1/A2) or a mixed retail and residential use to C3 residential use subject to prior approval covering flooding, highways and transport issues, contamination and impact on adequate provision of services falling within A1/A2 and sustainability of the shopping area, where applicable; additionally any operational development necessary for conversion is subject to prior approval of design and external appearance., PAYA,26/10/2016

APP/16/01157 - Display of 2No. internally illuminated ATM surrounds., PERM,22/12/2016

3 Proposal

Application for non-material change to Planning Permission APP/16/00859 relating to alterations to fenestration to front, rear and east elevations and render to the second floor.

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required.

6 Community Involvement

Not required with this type of 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) Impact of proposed changes

The proposed changes to the fenestration would have a limited and negligible impact on the appearance of the building and are therefore considered to accord with Policy CS16 of the Local Plan.

8 Conclusion

The proposed changes are considered to be non material and are therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00092 subject to the following condition:

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

Proposed plans / elevations non material amendment - 02 A March 2017

Reason: - To ensure provision of a satisfactory development.