

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. 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) Principle of development
 - (ii) Appropriateness of design and impact on the character of the area
 - (iii) Effect on neighbouring properties
- (i) Principle of development
- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 This proposal is for a non material change to APP/21/00731 which comprises an alteration to the approved extension roof alongside a revision to the proposed materials. The revised roof would be lowered in height by approximately 20 cms which would reveal the rooflight to the rear which was previously hidden by the parapet coping stone and UPVC fascia boarding would be introduced. The alteration to the roof is not deemed to be a harmful change to the extension design. The revision to the materials includes a change from the approved brickwork to match existing to just the front elevation of the extension in brickwork to match existing and the remaining elevations to be in painted render. This alteration is not considered to result in detriment to the character of the host dwelling and both alterations are considered to be compliant with policy CS16 of the Havant Local Plan.
- (iii) Effect on neighbouring properties
- 5.5 The proposed alterations to APP/21/00731 are not considered to result in any harm to the amenity of neighbouring properties.
- 5.6 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to APP/21/00731 are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00059

subject to the following conditions

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

BA11 02 501 Proposed site plan
BA11 02 502 Proposed floor location
BA11 02 503 Proposed roof
BA11 02 504 Proposed elevations

Reason: - To ensure provision of a satisfactory development.