

Recommendation: **GRANT PERMISSION**

Comment	Officer Comment
Overlooking concerns	Please see Section 7.
Impact on future development	

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6 **Planning Considerations**

6.1 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 has advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

6.2 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

6.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria. The proposed is to amend APP/21/00341 to amend the approved fenestration on the eastern side dormer. No other alterations are proposed to the site layout or nature of the permission granted. On this basis the application has been assessed as to whether the elevational changes are non-material in nature, when considered in the context of the planning permission overall and the site context.

(ii) Appropriateness of design and impact on the character of the area

6.4 Originally approved were two windows within the eastern dormer one being a high level window. The application here would removed the high level window and place with two windows. Due to nature and scale of the works it is not considered to undermine the architectural balance of the elevations in the street scene and are non-material in nature.

(iii) Effect on neighbouring properties

6.5 The proposed new windows would be well screened by the existing trees and vegetation along the boundary with Rose Cottage, with views similar to the existing window in this elevation. Therefore this non-material change would not have a material affect on the neighbouring property.

7 **Conclusion**

7.1 Overall, the proposed alteration to APP/21/00341 is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

8 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01208

- 1 The development must be begun not later than 19th May 2024.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Floor Plans - 21027-410A
Proposed Elevations - 21027-510 B

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the windows in the first floor on the west elevation serving the en-suite and bathroom facing west shall be fitted with non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and non opening below 1.7 metres floor level and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.