

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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 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) Impact of proposed changes _
- 5.3 Works on approved extensions APP/19/00589 are substantially complete and the previously approved large apex window in the rear elevation has been squared off and the top element in-filled with cladding, reducing the size of the clear glazed window below. Whilst this is visually a less cohesive design, it does however reduce the scale of the window and perception of overlooking to the rear. The proposed change is to the rear and not in the public street scene, and the property set to the rear has a back to back separation distance of 33m. This exceeds the recommended minimum of 20m and with such a significant separation the visual change to the rear elevation is not considered to be overly harmful or dominant to the occupiers to the rear.
- 5.4 The proposed change in window proportions and material is not considered to materially affect the overall design and scale of the approved extensions and would not have a detrimental impact on either the visual appearance of the approved extensions, or the street scene, nor have any impact on neighbouring amenity. The proposed change can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 The proposed amendment to alter the rear apex window and part infill with cladding is not considered to result in a material change to the extant planning permission and the changes are recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00835 subject to the following condition

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

Plan with Amended Apex Window on Council's website dated 6 August 2021
Photo of Installed Apex Window with Cladding detail on Council's website dated 6 August 2021

Reason: To ensure provision of a satisfactory development.