

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS5	(Tourism)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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 The approved site plan showed a low level brick wall extending along the southern boundary from the existing frontage wall, and increasing in height to 2m where enclosing the private rear garden of plot 1. A 2m high wall was also shown for the southern garden boundary to plot 3. This amendment seeks the use of 1.8m high close boarded fencing instead where enclosing the private garden of plot 1 and plot 3. A 1.2m high brick wall is still shown to link to the frontage wall and provide the boundary treatment adjacent the side elevation of plot 1.
- 5.4 As a Listed Building its setting is important and the frontage wall is a distinctive feature. The retention of the linking wall for the western section of the southern boundary is considered vital to provide an appropriate visual connection when view from north. However the proposed change to close boarded fence to enclose the rear garden would be set back some 13m from the front wall - and this is considered a

sufficient set back to not be visual intrusive or prominent. It is noted that the northern boundary of the site with Sycamore Drive is close boarded fencing and as such is an appropriate material for within the site.

- 5.5 Six car parking spaces were provided to the rear of the dwellings, laid out as 3 opposite 3. The proposed re-arranged parking layout would still provide 6 spaces but laid out with 3 at right angles to the drive. Whilst this layout uses slightly more land (still all within the original red line application site) with associated marginal loss of grass verge area, overall the change to layout is considered immaterial.
- 5.6 The proposed changes are relatively modest and are not considered to materially affect the overall design and scale of the approved development of 3 dwellings and would not have a detrimental impact on the visual appearance of the development, or any adverse impact on the setting of the Listed Building, or the street scene, nor have any impact on neighbouring amenity. The proposed changes can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 The proposed amendments to the approved development 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/21/01147 (A) subject to the following condition

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

Block and Location Plan - Drawing No.13-087-01 Rev A
Proposed Site Plan - Drawing No.13-087-03 Rev D

Reason: - To ensure provision of a satisfactory development.