

alteration to Garage Block B garage and entrance door configuration, roof lines amended, privacy screen added.

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

Havant Borough Local Plan (Allocations) July 2014

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 proposed changes result in the loss of the previously staggered roofline of unit B, by lowering the original higher element down to the lower level. Whilst this would visually lessen the contemporary style of the design, it would lower the overall height and bulk. The roof overhang has also been slightly adjusted, with privacy screen added to the north-west elevation. This area is not approved as a sitting out balcony and the fenestration remains windows not doors - the agent has confirmed there is no intention to use it as a balcony, the privacy screens are to improve the view from the bedroom of what would otherwise be down onto the electricity substation adjacent.
- 5.4 The other minor alterations are around the entrance door, with the lobby recessed back, aligned with the main elevation, thus re-siting the front door from a side to front elevation. This has been driven by a SW requirement on underground easements, but would not materially affect the overall development and would in fact provide better legibility to the street frontage.
- 5.5 The proposed changes are relatively modest and are not considered to materially affect the overall design and scale of the approved conversion and development and would not have a detrimental impact on either the visual appearance of the development, 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/21/00563

(A) subject to the following conditions

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

Block Plan as Existing and Proposed Drawing No.101 Rev A
Plans and Elevations as Proposed Drawing No.103 Rev A
Site Plan as Proposed Drawing No.104 Rev B

Reason: - To ensure provision of a satisfactory development.