

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

FAO Conservation Officer, Development Control
– No Objection to the amendments proposed.

6 Planning Considerations

As detailed in paragraph 3.1 above, this application has been submitted under recent legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. 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.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Effect on the Conservation Area

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the streetscene

The amendment to the window design and position will reflect the design of the adjoining dwellings and would not alter the overall design of the development.

- (iii) Impact upon residential amenity

The proposed change is relatively modest and it is considered it is unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

(iv) Effect on the Conservation Area

- 5.7 The property is an unlisted building in Emsworth Conservation Area and the proposal relating to changes to external window design and positions, given the consistency with the adjacent dwellings is not considered to have a detrimental impact on the Conservation Area.

8 Conclusion

The proposed amendments are not considered to result in a material change to the extant planning permission and the change is recommended for approval

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00309

subject to the following conditions

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

Location Plan 2015-34- 01
Existing elevations 2016 -02- 08
Proposed ground floor 2016-02-05
Proposed first floor 2016-02-06

Reason: - To ensure provision of a satisfactory development.