



APP/15/01299 - Erection of 1No. 4 bed dwelling and detached carport. New access onto Stakes Hill Road. Request to discharge conditions No. 9 and No. 14 of planning permission APP/15/00017 (20/04/2015)., PERM,02/12/2015  
APP/15/01424 - Discharge of Condition No/s 1-18 of Planning Permission APP/15/00017., DEL,

### **3 Proposal**

Application for non-material change to Planning Permission APP/15/00017 relating to addition of small window to WC, removal of flint work on side elevations and replace with facing brickwork. Addition of solar panels on roof of south elevation.

### **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- CS14 (Efficient Use of Resources)
- CS16 (High Quality Design)
- CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

Conservation Officer

No objection

### **6 Planning Considerations**

6.1 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 the proposed changes

6.2 It is considered that the change from flint to facing brickwork to the side elevations will not impact the visual amenities of the streetscene or the setting of the listed building. Only the front elevation is readily visible from the wider street and this is proposed to remain as flint. The next change to the permitted plans is the insertion of a ground floor WC window. This window will not impact the amenity of the surrounding neighbours due to its location. The final change is the addition of solar panels to the rear roof slope and, again, it is considered that the visual amenities of the streetscene will not be harmed and adopted policy CS14 supports the introduction of green energy.

6.3 The proposal is considered to comply with Policy CS16 1. (c & e) and CS11.4.

## 7 **Conclusion**

The proposed changes are considered to have minimal material impact on neighbouring amenity, the visual amenity of the streetscene or the setting of the adjacent listed building and is therefore recommended for approval.

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## 8 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00376 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Proposed Elevations North and East drwg.no 1663-03c received 20 April 2016  
Proposed Elevations South and West drwg.no 1663-04c received 20 April 2016  
Proposed Plans drwg.no 1663-02d received 20 April 2016  
**Reason:** - To ensure provision of a satisfactory development.