
Site Address: 21 Ireland Way, Waterloooville, PO7 7NP
Proposal: Application for non-material change to planning permission 02/67437 relating to amendment to rear extension, revised windows, doors and rooflights.
Application Type: Non-material change
Application No: APP/24/00465 Expiry Date: 15/07/2024
Applicant: Mr & Mrs Waddon
Agent: Mr Holland-May Case Officer: Ikrame Essalih
 AM Design
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 21 Ireland Way, Waterloooville is mid-terrace dwellinghouse constructed in brickwork and elements of brown tile hanging at front and rear elevations with a brown tile gable roof. To the rear is a single storey rear extension with a mono pitch roof. The property benefits from a reasonably sized rear garden and a front garden with paved and retained grass area while the front boundary line is marked by a mature hedging on covering half of the boundary and allowing for pedestrian access and vehicle parking.
- 1.2 The surrounding area is predominantly residential with properties of similar design, type and height and some other differing.

2 Planning History

02/67437/000 - Erection of a single storey extension to rear., PERM,08/07/2002
APP/24/00304 - Certificate of Lawfulness- Proposed Erection of front porch.,
PERM,27/06/2024

3 Proposal

The proposal is for a non-material change to planning permission 02/67437 relating to amendments to approved rear extension including revised windows, doors and rooflights.

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
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. In this case neighbour notification took place with the attached properties to either side. No third party comments have been received.
- 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) Principle of development
 - (ii) Impact of proposed changes
- (i) Principle of development
- 5.3 The application site is located within the defined urban area; therefore, development is considered acceptable in principle subject to development management criteria.
- (ii) Impact of proposed changes
- 5.4 In general, the proposed changes would be limited to the approved rear extension at the application site. At the rear elevation, the approved window and door serving the area leading to the kitchen are proposed to be changed to a casement window, and the approved French door leading to the dining area is proposed to be changed to an aluminium bifold door. The proposed changes also seek to add three rooflights at the rear extension's pitched roof which would be serving the new kitchen/dining area. The windows, door and roof materials would be matching the previously approved ones and the existing ones at the property.
- 5.5 By dint of the scale, amount and location of the proposal, it is considered that the proposed changes are acceptable in terms of design.
- 5.6 The submitted plans show a section of the building where the proposed addition of rooflights would be positioned at approximately 2.9 metres above the finished floor level. Therefore, it is considered that the proposed changes to fenestration and door would not adversely impact the privacy or result in overlooking and would not create views with materially greater impact than the already approved.

- 5.7 Overall, the proposed changes to the approved scheme are relatively modest in terms or scale and amount, and it is considered that they are acceptable in terms of design and unlikely to lead to an adverse impact to the neighbouring properties. Therefore, the proposed changes can be considered as non-material.

6 Conclusion

- 6.1 In conclusion, the proposed alterations to the approved single storey rear extension under 02/67437 are not considered to result in a material change to the extant planning permission and therefore the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00465, subject to the following conditions:

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

PROPOSED PLANS, ELEVATIONS AND SECTIONS - Dwg
No.24-022-AMD-XX-XX-DR-A-0205-P01 - Uploaded 17 June 2024
APPROVED PLANS UNDER PLANNING PERMISSION Drg No. 860/01-
Uploaded 10 July 2024

Reason: To ensure provision of a satisfactory development.

- 2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.