
Site Address: 5 The Glade, Waterlooville, PO7 7PD
Proposal: Application for non-material change to Planning Permission APP/24/00062 relating to revision of description to remove term 'open' with regard to the porch, amendment to design of porch aspect alteration to shape of large window to front elevation, internal alteration to approved plans, with regard to bedroom and ensuite location, reduction in size of rear window.
Application Type: Non-material change
Application No: APP/24/00708 Expiry Date: 14/10/2024
Applicant: Mr and Mrs Chandler & Swyer
Agent: Mr Farr Case Officer: Josephine Lacey
 Applecore PDM
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 5 The Glade, Waterlooville, is a detached chalet bungalow to the west side of The Glade. The property comprises of sand mixed brickwork, red clay detailing and concrete roof tiles.
- 1.2 Vehicular access is from The Glade with parking to the front. The property is located within a residential area with a mixture of chalet bungalows and two storey properties.

2 Planning History

APP/24/00062 - Proposed open front porch, single storey rear extension, raise of roof to create additional first floor accommodation. PERM,03/04/2024

Officer Comment: This is the application subject to this non-material amendment application.

GEN/24/00867 - Pre application advice for variation of conditions within APP/24/00062, to allow for the erection of an external front porch., 28/08/2024 11:36:54

3 Proposal

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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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable 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 porch on the principal elevation would not be 'open' as it is proposed to be constructed with brick walls, which differs from the originally submitted plans. This is considered a modest change. The changes to the size and shape of the front window as well as the rear window are considered minor and acceptable. The change to the internal layout are also considered minor and acceptable. The proposed changes are considered to have no adverse impact on either the neighbouring properties or the appearance of the street scene.
- 5.4 Overall, the proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to the character and appearance of the street scene or neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to the front porch, internal layout, and windows are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00708 subject to the following conditions

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

Uploaded 18 Sep 2024

LOCATION PLAN

Uploaded 18 Sep 2024 PG.8174.23.02 P
AND ELEVATIONS

PROPOSED FLOOR PLANS

Uploaded 18 Sep 2024

NMA STATEMENT

Reason: - To ensure provision of a satisfactory development.