

5 The Glade, Waterloooville, PO7 7PD

Application for non-material amendment under Section 96a of the Town and Country Planning Act

Application reference: APP/24/00062

Decision date: April 3rd 2024

This statement has been prepared in support of an application to apply very minor changes to the above application which are considered to be non-material to the approved development.

The description of development, as stated on the decision notice, reads:

"Proposed open front porch, single storey rear extension, raise roof to create additional first floor accommodation."

This was amended from what was stated on the application form, which read:

"Single Storey Rear Extension, Raise roof to create additional first floor accommodation"

The requested amendments to the scheme are as follows:

1) Removal of the word 'open' from the description of development. Whilst the description cannot be amended by a section 73 application, which relates to conditions, it is believed that a section 96a application is an appropriate route.

2) A revised porch, which is proposed to be enclosed rather than open. Furthermore, the reduction in scale of the porch has brought this element within tolerance of permitted development rights as defined by Schedule 2, Part 1, Class D.

3) A revised window shape to the front elevation. The large window at first floor level was proposed to be arched, however this design is both difficult to source, and structurally more difficult to install. Installing a non-arched window of a similar scale will also be more well-matched with the existing front fenestration.

4) Approval of modified internal layout at first floor level. It is virtually a mirror of the approved layout, with the master bedroom and ensuite switching sides with the other two bedrooms.

6) Reduced window size at rear elevation. A triple window was proposed to service bedroom 3 at the rear. This is to be reduced to a double window servicing the ensuite, which is also in keeping with the other fenestration at this level.

Overall, these minor adaptations are not considered to materially affect the nature of development. Fenestration is either of the same scale, or reduced; the porch is also reduced, albeit enclosed, but within a tolerable scale; internal reconfiguration would not require permission in an existing development, and would not raise any additional concern with regard to overlooking or outlook.

It is respectfully requested that the Local Planning Authority consider these amendments and concur that the application is acceptable. Please do not hesitate to contact the agent if any further detail is required.