
Site Address: 82 Lovedean Lane, Waterlooville, PO8 9SS
Proposal: Non-material change to Planning Permission APP/22/01129 relating to reducing roof height and pitch of dormers.
Application Type: Non-material change
Application No: APP/24/00542 Expiry Date: 09/08/2024
Applicant: Mr Duff
Agent: Mr Walker Case Officer: Josephine Lacey
 Parkers Design
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a detached bungalow located on the east side of Lovedean Lane, Waterlooville. This property has a pitched roof with two flat roof dormers in the front roof slope and one flat roof dormer in the rear roof slope . To the rear of the site is a conservatory and a rear garden- the property is set back from the road with parking down the side. This site is located within a future flood zone.

2 Planning History

APP/22/00137 - Two storey side extension with front dormer, and extension of rear dormer; single storey side extension; front porch., WD,03/08/2022

APP/22/01129 - Two storey side extension with front dormer, raised ridge and rear dormer; front porch with overhanging roof., PERM,09/06/2023 - **Officer Comment:** This is the application subject to this non-material amendment application.

3 Proposal

Non-material change to Planning Permission APP/22/01129 relating to reducing roof height and pitch of dormers.

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 pitch of the dormers would be shallower, and the overall roof height of the roof would be reduced.

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.

5.6 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed alteration/alterations to the dormers and roof height 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/24/00542 subject to the following conditions

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

17 Jul 2024	P8 V5	3D3
17 Jul 2024	BR3	REGS SUPPLIMENTAL
17 Jul 2024	BR1	BUILDING REGS X SECTION
17 Jul 2024	BR2	3D SECTION
17 Jul 2024	P9 V5	3D4

17 Jul 2024	P3 V2	SITE PLAN
17 Jul 2024	P0 V2	ROOF PLAN
17 Jul 2024	P1 V2	GROUND AND EXISTING FLOOR PLANS
17 Jul 2024	P2 V2	GROUND AND EXISTING FLOOR PLANS
17 Jul 2024	P5 V5	RIGHT AND LEFT ELEVATIONS
17 Jul 2024	P6 V5	3D1
17 Jul 2024	P7 V5	3D2
17 Jul 2024		APPLICATION FORM REDACTED
17 Jul 2024	P1 V2	EXISTING AND PROPOSED GROUND
FLOOR PLANS		
17 Jul 2024	P4 V5	FRONT AND REAR ELEVATIONS

Reason: - To ensure provision of a satisfactory development.