
Site Address: 24 Warfield Crescent, Waterloo, PO7 7JP
Proposal: Variation of Condition 2 and Condition 4 of Planning Permission
APP/22/00116 to allow amendments to approved plans relating to materials and
fenestration.
Application Type: Variation/Relief of Condition
Application No: APP/23/00430 Expiry Date: 11/07/2023
Applicant: Mr Whitehouse
Agent: Mr Adams Case Officer: Selina Donophy
Critchley Architecture And
Design (CAAD) Ltd
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the south side of Warfield Crescent, Waterloo. This property has a tiled, pitched roof with brickwork to the elevations. Towards the front is a paved driveway with parking space. The area is predominantly residential in character with the streetscene comprising a mixture of bungalows and two storey properties.

2 Planning History

APP/22/00116 - Dropped curb; hip to barn hip loft conversion and increased height of roof including dormers to front and rear.
, PERM, 19/05/2022

3 Proposal

Variation of Condition 2 and Condition 4 of Planning Permission APP/22/00116 to allow amendments to approved plans relating to materials and fenestration.

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 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No comment received

Councillor Mike Sceal

No comment received

Councillor Peter Wade

No comment received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

7 Planning Considerations

7.1 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises changes to materials and therefore variations to both conditions 2 and 4 are proposed. The proposed changes to materials include :

- Alteration of roof tile from roof tile approved to match existing to marley modern roof tile
- Alteration to the elevations from materials to match existing to white k-render
- Dormer materials are now proposed to be clad in Anthracite fibre cement cladding

7.4 Changes to fenestration are also proposed which include :

- The garage door would be removed from the front elevation
- The Juliet balconies would be removed from the rear dormers and windows altered
- Doors to rear ground floor elevation amended

7.5 The proposed changes to materials which include the change to render to the elevations , the roof tile and cladding to the dormers are not considered to result in harm to the streetscene. Whilst there are not many examples of cladding within the streetscene, this would be in a dark grey colour which would blend with the revised roof tile. There are examples of variations in roof tile material and colour within the streetscene as well as the use of render. The changes to window fittings and windows are deemed to be acceptable.

7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.7 The windows to the side elevations would remain unchanged. The Juliet balconies to the rear would be replaced with normal windows - no impact to neighbour amenity has been identified as a result of the proposed changes.

7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7.9 The garage would be removed however three parking spaces would be retained on the front driveway which meets the parking requirements for a three bedroom property.

8 Conclusion

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00430 subject to the following conditions

- 1 The development must be begun not later than 19.05.2025
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

23028_401	Proposed Floor Plans
23028_501B	Proposed Elevations
P10	Amended proposed parking
P2	Amended location and site plans

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 At no time shall the flat roof of the single storey rear extension element of the scheme hereby permitted be used as a balcony without prior written approval from the Local Planning Authority.

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

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015 (as amended), prior to first occupation of the extensions hereby permitted the bathroom / en suite windows in the first floor on the side elevations facing east and west shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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