
Site Address: 32 Spring Vale, Waterlooville, PO8 9DA
Proposal: Variation of Conditions 2 and 6 of Planning Permission APP/21/00590 relating to slate roof tiles changed to slate grey concrete tiles, zinc around dormers to be changed to light cladding and render to gables to be changed to light cladding.
Application Type: Variation/Relief of Condition
Application No: APP/23/00265 Expiry Date: 22/05/2023
Applicant: Mrs Kimberley Fitzgerald
Agent: Case Officer: Selina Donophy
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the south-east side of Spring Vale, Waterlooville. This property is of facing brick construction with a pitched roof and gable end at the principle elevation. This property has a low boundary wall to the front with a lawn area and access down the side of the property to a garage and rear garden.

This area is predominantly residential, characterised by 1970's design , low rise, pitched roof bungalows a number of properties include first floor accommodation.

It is understood that construction work is now underway in relation to APP/21/00590.

2 Planning History

APP/19/00925 - Single storey side and rear extensions and loft conversion, relocate existing garage to front of property, render and cladding. PERM,04/09/2020

APP/21/00590 - Single storey rear and side extension and remodelling of roof to form bedroom accommodation (Revision to APP/19/00925). PERM,01/10/2021

3 Proposal

Variation of Conditions 2 and 6 of Planning Permission APP/21/00590 relating to slate roof tiles changed to slate grey concrete tiles, zinc around dormers to be changed to light cladding and render to gables to be changed to light cladding.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

No comment received

Councillor Narinder Bains - Cowplain

No comment received

Councillor Neil Bowdell - Cowplain

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
See representation under documents tab rcvd 24.04.23 - Tiles have already been changed -The project has already caused upset -Objection to the cladding - The resulting property will not be in keeping with existing homes.	Objection has been noted . Please see report below.

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) CIL

(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 an alteration in materials from the plans approved under APP/21/00590 . The approved plans proposed light coloured render to the elevations, the dormer cheeks in zinc and the roof in slate tile. The current application seeks to vary conditions 2 and 6 in order to amend the materials to retain light coloured render to the ground floor level and introduce light coloured cladding to the first floor element of the gable ends and to the dormer cheeks to replace the previously approved zinc cladding; and slate grey concrete tiles would now be used on the roof to replace the previously approved slate tile.

- 7.4 The cladding would now be used to a larger degree than allowed under APP/21/00590 and No 32 does step forward in the street . Cladding is not used widely within the streetscene, although it is present as a detailing or accent material on a number of the original dwellings within the streetscene. On balance the use of this material is not deemed to be of sufficient harm to the character of the area as would warrant the refusal of the application, and its use would accord with the contemporary character of the extended dwelling approved under APP/21/00590. The cladding to the dormers would replace the zinc cladding already agreed previously and would match the gable sides. There is already some degree of variation in roof tile used in the immediate area and the slate effect concrete tile is considered to be an acceptable change.

- 7.5 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

- 7.6 The proposal is not considered to result in any harmful impact to neighbour amenity.

(iv) CIL

- 7.7 The original permission (APP/21/00590) was CIL liable as the additional floorspace exceeded 100m² - however a self build exemption was granted by notice dated 25 October 2021. As this current application to vary the approved plans does not result in any increase in floorspace over and above that previously approved, no additional CIL liability arises.

8 Conclusion

- 8.1 The variation of Conditions 2 and 6 of Planning Permission APP/21/00590 as proposed would have limited and acceptable impact on the character of the streetscene and amenity of neighbours and is therefore considered appropriate and

recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00265 subject to the following conditions:

- 1 The development must be begun not later than 10th October 2024.
Reason: To comply with the requirements of Sections 73 and 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:

020 A Existing and proposed site plans
0450-D-022 G PROPOSED PLANS

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension hereby permitted the landing window in the first floor on the side elevation facing north east and the bathroom window in the first floor on the side elevation facing south 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.
- 4 No above ground construction works shall take place until the proposed soakaway to serve the development has been provided on site. The proposed surface water drainage soakaway shall have a minimum capacity of 2.5 cubic metres and be constructed to allow for future maintenance for example with a crate design. The soakaway shall thereafter be retained in good working order to serve the development.
Reason: To ensure that surface water drainage is adequately provided to serve the development hereby permitted and to seek to reduce flood risk having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The proposed car parking, shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the extension being first brought into use and shall be retained thereafter for their intended purpose. Any additional parking shall be provided with a porous surface.
Reason: In the interests of highway safety and having due regard to policy CS15 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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.