
Site Address: 14 Stirling Avenue, Waterlooville, PO7 7NH
Proposal: Application for non-material change to Planning Permission
APP/20/01108 relating to reduction in size of proposed extension.
Application No: APP/21/00012 Expiry Date: 15/02/2021
Applicant: Mrs Rebecca Cave
Agent: Case Officer: Denise Sheath
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within a residential area containing a mixture of detached and semi-detached dwellings. No. 14 Stirling Avenue is a two storey semi-detached house with a cat-slide roof, set approximately 9m back from the roadside. The house is of brick built construction, with a hung tiled roof, and benefits from a small lawned area to the front of the house, and block paved area leading to the attached garage to the front of the property.

2 Planning History

APP/20/00836 - Prior notification for single storey development extending 4.7 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 2.7 metres.
, WD,12/11/2020
APP/20/01108 - Single storey rear extension., PERM,07/01/2021

3 Proposal

Application for non-material change to Planning Permission APP/20/01108 relating to reduction in size of proposed extension.

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) Principle of development
 - (ii) Appropriateness of design and impact on the character of the area
 - (iii) Effect on neighbouring properties
- (i) Principle of development
- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The alteration is for the redesign of the rear extension, the proposal is to extend the width of the existing rear/ side extension which is along the west boundary by 0.2m, the proposed rear extension element will now be set in 6.8m from the rear south west elevation by 6.8m, and will be attached to the existing rear extension at an angle with a depth of 2.8m, there is to be no increase in the height this will remain the same as the existing extension. It is considered the amendment is not considered to be harmful.
- (iii) Effect on neighbouring properties
- 5.5 The proposed change is relatively modest, and it is therefore considered 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 alterations to the extension is not considered to result in a material change to the extant planning permission, and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/21/00012 subject to the following conditions

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

Proposed Plans and Elevations - Drawing No. 203 Rev H - Received 18 January 2021

Email confirming the Grey Cladding to the front of the property is not part of this Non Material Change Application - Received 08 February 2021.

Reason: - To ensure provision of a satisfactory development.