
Site Address: 80 Buckland Close, Waterlooville, PO7 6EE
Proposal: Application for Non-material amendment to Planning Permission
APP/19/00340 relating to alterations to the roof.
Application No: APP/19/00649 Expiry Date: 25/07/2019
Applicant: Mr S Boyett
Agent: Mr A Dunks Case Officer: Bee Crawford
 Andrew R Dunks Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a detached garage to the side of the property and is situated at the cul-de-sac end of Buckland Close. It has a brown tiled pitched and hipped roof and elevations of red/beige multibrick. The site is level with open vehicular access leading to a paved drive and area of grass, enclosed with a 0.75 metre high wall to the front and western boundary and open to the eastern boundary. The rear garden is of a generous size and mainly laid to lawn with a patio area and a large yew tree which is the subject of a TPO. It is enclosed to all boundaries by shrubs in excess of 2 metres high and fencing ranging in height from 1 to 1.8 metres.
- 1.2 Detached bungalows are to the west and opposite, a pair of semi-detached bungalows are to the east and the rear gardens of properties in Bridefield Close are to the rear. The area is of medium density with detached and semi-detached bungalows of similar age, different styles and design.

2 Planning History

APP/19/00340 - Single storey side and rear extension, permitted 09/05/2019.

3 Proposal

- 3.1 The application is for a non-material amendment to Planning Permission APP/19/00340 relating to alterations to the roof.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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 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.
- 5.4 No letters of objection were received with respect to APP/19/00340 from neighbours or consultees.
- (ii) Appropriateness of design and impact on the character of the area
- 5.5 The alterations are to add a pitched and hipped section of roof to a maximum ridge height of 4.2 metres between the roof of the existing property and the new extension. It is considered the amendments would not change the overall design and are not considered to be harmful in that respect.
- (iii) Effect on neighbouring properties
- 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 alterations to add a pitched and hipped section of roof to a maximum ridge height of 4.2 metres between the roof of the existing property and the new extension are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00649 subject to the following conditions

- 1 The external materials used 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.

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

Drg no. 5166/200 Rev A

Proposed roof plan

Drg no. 5166/4 Rev A

Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.