
Site Address: 108 London Road, Widley, Waterloo, PO7 5AA
Proposal: Application for Non-Material amendment to Planning Permission
APP/19/00142 relating to internal layout, door and window fenestrations, rear single
storey glass roof to flat roof with lantern, changes to velux rooflight configuration to
west elevation and additional velux rooflight to east elevation.
Application No: APP/19/01103 Expiry Date: 04/12/2019
Applicant: Mr R Lundbech
Moor Construction Ltd
Agent: Mr Dudley Case Officer: Bee Crawford
Vivid Design Studio Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on London Road in Widley and comprises a large detached dwelling which has Grade II listing status. The original house dates back to 18th Century and was subsequently extended during the Georgian period with a new frontage and rear extension which forms the footprint of the present day dwelling. There is a gravel area which lies to the north of the dwelling which acts as the parking and turning area and also includes a detached, wooden framed car port. A private garden lies to the south of the dwelling and is enclosed a mixture of walls and fences. There are several TPO trees on the site. To the south of the site lies a garden nursery and to the east is a modern development of dwelling houses in Abbots Close.

2 Planning History

02/53941/003 - Crown lift to Beech tree (T2) subject to TPO 1274., PERM,12/11/2002
96/53941/001 - To take down 5 No. defective chimney stacks to roof level and rebuild to match existing, PERM,21/10/1996
96/53941/002 - Take down 5 no defective chimney stacks to roof level and rebuild to match existing, PERM,21/10/1996
07/53941/006 - Listed Building Application for internal restructure of part roof and realignment of external supporting wall., PERM,05/04/2007
07/53941/007 - Tree Works., UNK,
07/53941/008 - Application for crown lift to 4 metres and 30% crown reduction to 3No. Common Yews (T3, T4 and T5) subject to TPO 1274., PERM,14/06/2007
GEN/11/00201 - Planning status of allotments, ,18/03/2011 14:20:49
GEN/17/00046 - Proposed development – conversion of dwelling into 5 flats and subdivision of plot to provide a further single dwelling with access from London Road , ,15/02/2017 16:16:26
APP/17/01009 - Subdivision of plot to provide a further single 2-bedroom dwelling with access from London Road., PERM,08/01/2018
APP/17/01010 - Listed Building Consent for subdivision of plot to provide a further single 2-bedroom dwelling with access from London Road., PERM,08/01/2018
APP/18/00368 - Conversion of garage to 1bed granny annex, ancillary to main house. PERM,25/05/2018
APP/18/00369 - Listed Building Consent for conversion of garage to 1bed granny annex, ancillary to main house. , WD,29/05/2018

APP/18/01302 - Application for non-material amendment to Planning Permission APP/17/01009 relating to garage conversion to habitable room, alteration to position of conservatory and window, additional ground floor window to north elevation.
REF, 14/01/2019

APP/19/00142 - Variation of Condition 2 of Planning Permission APP/17/01009 relating to amendment to approved drawings; variation of Condition 6 of Planning Permission APP/17/01009 relating to amended car parking strategy. (Approved 27.06.2019). Request to discharge condition No/s 3, 4, 5, 7, 8, 10 and 11 (05.08.2019)., 27/06/2019

APP/19/00782 - Condition 3 Foul water drainage runs and surface water treatment details are shown on attached drawing C3260-02 Revision H Condition 4 New boundary fence to be 1800mm high close-boarded panels on 200mm high gravel boards set between posts with aris rails. This fence will match existing fences. See drawing C3260-02 revision H. All other fences are existing. Condition 5 Will be submitted separately Condition 7 External render to be Weberpral M "Chalk" or similar. (Sample sheet attached) Window cills and decorative courses to be Forticrete cast stone "Portland" Roof Tiles to be Imperys Phalempin clay plain tiles "104 Val de Seine". Brochure attached. Sample to be delivered to Council. Guttering/downpipes - standard black Condition 8 To be submitted separately Condition 10 Position of meter boxes have been indicated on drawing C3260-04 revision D attached. Condition 11 a) Drawing C3260-07 attached shows plan, section and elevation of proposed windows. A brochure is attached b) Fill size glazing bar section will be delivered to the Council c) Please see manufacturers brochure for method of opening. Frame colour to be Anthracite Grey, a sample will be delivered to the council., UNK,

3 Proposal

Application for Non-Material amendment to Planning Permission APP/17/01009 relating to internal layout, door and window fenestrations, rear single storey glass roof to flat roof with lantern, changes to velux rooflight configuration to west elevation and additional velux rooflight to east elevation.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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 proposed changes to the fenestration would have a limited and negligible impact on the appearance of the building and the adjacent listed building. It is therefore considered to accord with Policies CS11 and CS16 of the Local Plan.

(iii) Effect on neighbouring properties

5.5 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 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 Planning be authorised to **GRANT PERMISSION** for application APP/19/01103 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
SITE LOCATION PLAN - Drawing 10
PROPOSED LOCATION PLAN Drawing 11
PROPOSED FLOOR PLANS Drawing 12
PROPOSED ELEVATION Drawing 13
Reason: - To ensure provision of a satisfactory development.