
Site Address: Land adj 108 London Road, Widley, Waterlooville, PO7
5AA
Proposal: 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..
Application No: APP/18/01302 Expiry Date: 14/01/2019
Applicant: Mr & Mrs Tomes
Tomes Architects
Agent: Case Officer: Rachel Ballam
Ward: Purbrook

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The site is located on London Road in Widely 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
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

3 Proposal

- 3.1 Planning permission was granted under application APP/17/01009 for the subdivision of the application site to provide a chalet-style two-bedroom detached dwelling with rear conservatory, 2no. on-site parking spaces, one of which would be located within an integral single garage, and a new vehicular access off of London Road.
- 3.2 The current application seeks the following non-material amendments to Planning Permission APP/17/01009: conversion of integral garage conversion to habitable room; repositioning of rear conservator; reduction in the scale of the ground floor rear window; an additional ground floor window to the north elevation and an additional roof light to the western roof pitch; and the replacement of the garage door with two window units.

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
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential 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 principle of development on this site was established by Planning Permission

APP/17/01009. Relative to the previous permission the current application seeks internal alterations, to include the conversion of the approved garage to a bedroom, additional and replacement openings, and the repositioning of the approved rear conservatory by approximately 1m to the north.

- 5.4 The proposal would result in the addition of 1 no. bedroom to the application property, which would increase from a 2-bed to a 3-bed property. This would constitute a material change to the application as the additional bedroom would require an Appropriate Assessment and would necessitate recalculations of the required CIL and SRMS contributions.
- 5.5 The conversion of the garage would serve to reduce the available parking spaces serving the approved dwelling from 3 to 2, whilst increasing the number of bedrooms from 2 to 3. The Havant Borough Parking SPD advises that 3 bedroom properties are required to be served by a minimum of 2 car parking spaces. As such the amended proposal would continue to comply with current parking standards as outlined in the HB Parking SPD.

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

- 5.6 The conservatory would be repositioned by approximately 1m to the north along the rear elevation of the approved property, maintaining its originally approved footprint, proportions, height and overall scale, design and materials. Owing to the position of the conservatory to the rear of the property the slight alteration to its position would not have a significant impact upon the visual amenity of the street scene or wider locality.
- 5.7 The proposed additional and replacement fenestration to the north and east elevations, respectively, and the additional roof light to the west (front) pitch would be in-keeping in respect of style and proportions and would not have a significant impact upon the appearance of the proposed property relative to the previously approved scheme. The garage door would be replaced with two window units so as to facilitate its conversion to a bedroom; the alteration would be readily visible within the street scene, but would not have a substantial or negative impact upon the overall character of the property or its setting.
- 5.8 The proposed alterations to the conservatory and fenestration would be acceptable as a non-material change to permission APP/17/01009. However, the application considered in its entirety does not represent a non-material change owing to the proposed conversion of the garage to an additional bedroom.

(iii) Effect on neighbouring properties

- 5.9 The proposed windows would be situated at ground floor level whilst the additional roof light would be positioned at high level. A wide separation distance would be maintained between the dwelling and surrounding development, as per the previously approved scheme.
- 5.10 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties. However, whilst the alterations proposed would have no direct material impact upon the amenities of neighbouring occupants the application does not represent a non-material change owing to the reasons given in paragraph 5.4 of this report.

6 Conclusion

- 6.1 Overall, the proposed alterations to the openings and conservatory of the previously approved dwelling and conversion of the integral garage to a bedroom are considered to result in a material change to the extant planning permission and the changes cannot, therefore, be recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/01302

(A)

(B) for the following reasons/subject to the following conditions

- 1 The proposed change, as it would result in an additional 1 no. bedroom to the approved dwelling, is considered to be a material change as the development would need to be reassessed in terms of the impact on the SPA and would, as a result, require consultation with relevant third parties, a revised Appropriate Assessment, and recalculation of the required mitigation payment.
To approve the change as a non-material amendment without such consultation and any associated mitigation would result in the criteria set out in Policy DM24 of the Havant Borough Local Plan (Allocations) 2011 not being complied with.