
Site Address: 150 Hambledon Road, Waterlooville, PO7 6XA
Proposal: Application for non-material change to Planning Permission
APP/18/00874 relating to omission of garage door and installation of window and door
and small pitch on front section of garage.
Application No: APP/18/01256 Expiry Date: 09/01/2019
Applicant: Mr Nik Turnbull
Agent: Mr J Bessant Case Officer: Tina Pickup
JB Architecture
Ward:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi-detached two storey dwelling located on the east side of Hambledon Road on a spur cul-de-sac that runs parallel to the main road. The dwelling is constructed of pale grey painted render with plain tile hipped roof and features art-deco style curved bay windows. It is set within a row of identical semis which have side drives and some have side garages, others have frontage parking.

The application site does have an attached side garage that is set well back behind the front elevation and links to a full width rear extension that already extends out 4.6m from the original rear elevation. This existing rear extension is flat roofed. The site is flat with a long, some 20m, rear garden enclosed with standard close boarded fencing on the side boundaries.

The immediate locality is predominantly residential in character but the site is close to the Hambledon Road Local Centre shops. The site also lies within Flood Zone 2. The attached neighbour at 148 has an old modest lean-to style addition across its rear elevation, and has an old air raid shelter built up to the shared boundary with the application site.

2 Planning History

01/66001/000 - Single storey rear extension and attached garage to side.,
PERM,21/05/2001
APP/18/00874 - Front extension to garage and single storey rear extension.,
PERM,01/11/2018

3 Proposal

- 3.1 Application for non-material change to Planning Permission APP/18/00874 relating to omission of garage door and installation of window and door and small pitch on front section of garage.

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)

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 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) Impact of proposed changes _
- 5.3 The proposed change from garage door to pedestrian door and window on the front elevation would not alter the bulk and mass of development or impact on any neighbour. It would however result in the "garage" no longer being capable of parking a car - but when the application was determined it was noted that the garage was below recommended size and therefore did not contribute to the on site parking. The change to door and window and formal loss as a garage is therefore considered non-material to the development as a whole.
- 5.4 The NMA also requests the addition of a false pitch to the front of this "garage" or side extension. Being set back and aligned with the neighbours garage this will have no additional impact and arguably improve the visual appearance of the front elevation.
- 5.5 The proposed change is not considered to have any material impact on either the visual appearance of the approved scheme or neighbouring amenity. The proposed omission of garage door and installation of window and door and small pitch on front section of garage can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 Overall, the proposed amendments 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/18/01256 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Floor Plans & Elevations Drawing Number PL.214.18-03 Rev B
Reason: - To ensure provision of a satisfactory development.