
Site Address:	11 Clinton Road, Waterlooville, PO7 6DT		
Proposal:	Non material amendment to APP/17/00299 relating to revised fenestration and doors.		
Application No:	APP/18/01062	Expiry Date:	15/11/2018
Applicant:	Mr A Beasley		
Agent:	Mr M Singleton	Case Officer:	Rachel Ballam
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a semi-detached chalet style bungalow located to the eastern side of Clinton Road, comprising elevations of cream render/painted brick with a concrete tiled pitched roof. The property benefits from large front and rear tile hung dormers.
- 1.2 The application site is slightly sloping (with a north to south decline) and benefits from open vehicular access to the front driveway which provides adequate offroad parking provision. Access to the rear garden is obtained by a side access gate; the garden is primarily laid to lawn and enclosed by various boundary treatments.
- 1.3 The area is residential in nature with a medium density of dwellings of a similar age, style and design.

2 Planning History

APP/17/00299 - Single storey rear extension., PERM,03/05/2017

3 Proposal

- 3.1 Previous application APP/17/00299 granted permission for a single storey rear extension as well as minor alterations to the property's existing openings, including the repositioning of the front door from the west elevation to the northern side elevation.
- 3.2 The current application proposes a non material amendment to application APP/17/00299 relating to revised openings. The application proposes to alter the scale, proportions and positions of the window and bi-fold door unit to the rear elevation of the previously approved extension. The door and window would swap positions. The window would be reduced in width by 0.65m whilst the door unit would increase in width by 1.2m.
- 3.3 It is noted that the submitted plans also depict a small ground floor obscure glazed window in the front elevation where the front door was originally positioned, as opposed to fully bricking up the opening as per the previous permission, as well as a reduction in width of the existing window to the north elevation. It is understood that alterations to the openings of the existing house were not considered as part of the original application for planning permission and, notwithstanding this, would be regarded as permitted development. As such these additional alterations will not be considered as part of the current application for a non-material change, which will relate to the openings of the single storey rear extension only.

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

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/17/00299. Relative to the previous permission the current application relates only to revised fenestration and doors.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The alteration in position and width of the ground floor window and bi-fold doors to the rear elevation would not have a significant impact upon the character and appearance of the application property relative to the previously approved scheme. The proposed openings would not be visible from the public highway fronting the property and as such would not impact upon the visual amenity of the street scene. The proposed alterations are therefore acceptable as a non-material change to permission APP/17/00299.
- (iii) Effect on neighbouring properties
- 5.5 Owing to the position of the rear elevation relative to neighbouring properties the proposed window and doors would not be expected to represent a significant negative impact upon the amenities of surrounding residential development relative to the previously approved openings.

- 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 the openings 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/18/01062

subject to the following condition

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

01/17 (02) Rev C - Proposed Plans and Elevations

Reason: - To ensure provision of a satisfactory development.