
Site Address: 20 London Road, Widley, Waterlooville, PO7 5BS
Proposal: Application for non-material change to application APP/17/01130 relating to change render finish to weatherboard cladding.
Application No: APP/18/00502 Expiry Date: 18/06/2018
Applicant: Mr F Page
Agent: Case Officer: Rachel Ballam
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a detached chalet bungalow located on the eastern side of London Road, constructed from brick (partially clad at first floor level) with a tiled pitched roof. The property benefits from open vehicular access and large driveway to the front, which provides off-road parking for a minimum of 3 vehicles. Access to the single storey garage can be obtained via the shared driveway which runs between No. 20 & 22 London Road. The rear garden is primarily laid to lawn with some decked areas and is enclosed by a close boarded timber fence which is approximately 2 metres in height.
- 1.2 The area is primarily residential in nature with a medium density of detached and semi-detached dwellings adjacent to the site all of a varying age, size, style and design.

2 Planning History

APP/11/00094 - Retention of 2m fencing to front boundary. (Retrospective application.), PERM,03/11/2011
APP/17/01130 - Erection of ancillary granny annex., PERM,10/01/2018

3 Proposal

- 3.1 Application APP/17/01130 granted planning permission for a single storey detached granny annexe measuring 4.75 metres in depth, 8 metres in width with a maximum height of 3.72 metres, to be located adjacent to the rear boundary of the site, providing an additional bedroom, kitchen and living area and a shower room.
- 3.2 The current application seeks a non-material change to application APP/17/01130 relating, proposing an external finish of white coloured weatherboard cladding instead of the previously approved white coloured render.

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 under the application APP/17/01130. This NMA relates to a revised materials schedule for the development.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 As noted within the Officer's Report for original approved application APP/17/01130 a varied pallet of materials is evident within the immediate locality of the application site. The structure subject of the previous and current applications is located to the rear of the application site where it is obscured from view from the fronting road by the bulk of the main property. The proposed alteration would therefore have little impact upon the visual amenity or character of the street scene or wider locality. Owing to the softly textured appearance and colour of the proposed cladding, which would remain white as was proposed for the approved render, the alteration would have little overall impact upon the appearance of the structure, would remain as approved in respect of its siting, scale, form and fenestration arrangement. As such it is considered that is not considered that this alteration would have a material impact on the development as a whole or on the visual amenity and character of the wider area.

(iii) Effect on neighbouring properties

- 5.5 As stated above the proposed alterations relate to a change in materials only, which are not expected to result in any adverse impact upon the amenities of neighbouring properties relative to the original approved scheme APP/17/01130, and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations 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/18/00502

(A)

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

- 1 The external materials used shall be as specified on the approved application form and supporting documentation unless and until otherwise agreed in writing by the Local Planning Authority.

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.