
Site Address: 32 Woodcroft Lane, Waterloo, PO8 9PY
Proposal: Application for non-material change to Planning Permission
APP/17/01050 relating to changing proposed window on front elevation to doors.
Application No: APP/17/01322 Expiry Date: 02/01/2018
Applicant: Mr & Mrs Henery
Agent: Mr Lindsay Case Officer: Harriet Pitney
 Solent Design Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached bungalow located on the northern side of Woodcroft Lane comprising elevations of brick construction with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides more than adequate offroad parking provision as well as access to the single storey garage to the rear. Due to the orientation of the plot, the application site benefits from a larger proportion of private amenity space to the front/side of the property which is laid to lawn as well as private amenity space to the rear. The application site is enclosed by a timber fence to the north and east boundaries and a timber fence to the south/west boundary which is also heavily screened by a variety of trees and vegetation.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age, size, scale and design. Woodcroft Primary School is located on the south/west side of Woodcroft lane, immediately opposite the application site.

2 Planning History

APP/17/01050 - Single storey side extension., PERM, 16/11/2017

3 Proposal

- 3.1 Application for non-material change to Planning Permission APP/17/01050 which relates to the proposed change from a window on the front (south-west) elevation to doors.

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)

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) Impact of the proposed changes
- (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 to be acceptable in principle subject to the usual development control criteria. This application has been submitted as a non-material amendment to a previous application which granted planning permission for the single storey extension to the side of 32 Woodcroft Lane. The non material change incorporates an alteration to the proposed fenestration from a window permitted within the front (south-west) elevation to doors.

(ii) Impact of the proposed changes

5.4 It is considered that the proposed change from a window within front (south-west) elevation to doors would not result in a significant material alteration to the visual impact of the development. The property benefits from a relatively large front garden area which is screened from the immediate streetscene by a timber close boarded fence together with a variety of established shrubs and vegetation. Furthermore, the window which is proposed to be changed to doors exists within the main dwellinghouse and therefore would not have required the benefit of formal planning permission. As such, it is not considered that the proposed change in fenestration would detract or adversely affect the character and appearance of the area. The proposed change would replicate the doors permitted within the south-west elevation (as part of the approved single storey side extension) and would be in proportion to the space available to the front of 32 Woodcroft Lane.

(iii) Effect on neighbouring properties

5.5 The proposed change from a window permitted within the south-west elevation to

doors are relatively modest and it is considered these changes are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

- 5.6 By virtue of the orientation of the south-west elevation, it is not considered that there would be any additional impact on the adjacent neighbouring properties and as such the amendments can be accepted as a non-material amendment and a further planning application would not be required.

6 Conclusion

- 6.1 Overall, the proposed alteration within the south-west elevation from a window to doors is not considered to result in a material change to planning permission APP/17/01050 and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01322 subject to the following conditions;

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

Proposed floor plans and elevations (Drawing No: SD-1799-04 Rev C)-
received 5th December 2017

Reason: - To ensure provision of a satisfactory development.