Site Address: 32 Wallis Road, Waterlooville, PO7 7RX
Proposal: Non material change application to planning permission APP/17/00233 relating to removal of 2No. windows and relocation of door on North elevation .
Application No: APP/17/00717 Expiry Date: 01/08/2017
Applicant: Mr M Davidson
Agent: Case Officer: Tina Pickup
Ward:

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site relates to No.32 Wallis Road, Waterlooville, which is a detached two storey dwelling located in a backland position on a large plot. Vehicular access is via a long private graveled drive taken between 30 and 34 Wallis Road. The existing dwelling is constructed of dark red brick with brown tile hanging at first floor beneath a brown tiled roof. The front door is on the south elevation which has no first floor windows at all. There is an existing garage located to the south east of this frontage area.

1.2 The dwelling has previous additions - a conservatory on the eastern elevation and a steeply pitched single storey extension on the north elevation (permitted in 2001, see below). Within the rear garden there is a raised decked area in the north eastern corner. The land has a slight slope such that No 32 is marginally higher than the dwellings fronting Wallis Road. The site features mature planting and trees providing a verdant setting. Boundaries vary - to the north there is an evergreen hedge approximately 2m high; and the eastern and southern boundaries are generally 2m high close boarded fencing with mature shrubs in front; and the western boundary is a mix including hedging and trees.

1.3 There is a Woodland TPO on land immediately to the north made in 2009 covering a range of trees, but no trees within the application site are covered by TPO's. The surrounding area is characterised by detached dwellings set in moderate mature plots.

1.4 Work has now commenced on site for the extensions and alterations permitted under APP/17/00233

2 Planning History

01/51200/001 - Single storey conservatory to side and new hip roof on existing flat roof extension, PERM,29/05/2001
08/51200/002 - Tree Works
APP/17/00233 - Two storey and single storey rear extension; new porch; changes to fenestration and re-modelling (As Amended). , PERM,19/05/2017

3 Proposal

The application is for a Non-material amendment to Planning Permission APP/17/00233 relating to removal of 2No. windows and relocation of door on North elevation

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)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Planning Considerations

5.1 As detailed in paragraph 3 above, this application has been submitted under new legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. 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 changes would result in the omission of 2 windows in the north elevation and therefore reduces any potential overlooking/impact to neighbours to the north. The slight re-positioning of the door would also not materially affect the amenity of neighbours. This elevation is not visible from the street scene and the proposed change would have no material affect on the overall visual appearance and design of the property.

5.4 The proposed changes are not considered to have any material impact on either the visual appearance of the approved scheme or neighbouring amenity. The proposed omission of the windows and door re-positioning would also not alter the overall design of the development, nor impact neighbouring amenity and are therefore considered non-material.

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.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00717

(A) subject to the following conditions

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

North Elevation as received 07 July 2017

Reason: - To ensure provision of a satisfactory development.