
Site Address:	61 Silvester Road, Waterloooville, PO8 8TJ		
Proposal:	Application for non-material changes to Planning Permission APP/15/00627 relating to internal alterations of Plots A & B.		
Application No:	APP/17/00123	Expiry Date:	06/03/2017
Applicant:	Mr Oliver		
Agent:	Mr Oliver	Case Officer:	Daphney Haywood
	The Town Planning Experts		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the southern side of Silvester Road, almost opposite its junction with Glenwood Gardens. The site consists of a lengthy plot with planing permission for redevelopment for 3 dwellings..

The area is predominantly characterised by low to medium density land use, with a range of dwelling styles and sizes, including examples of backland or tandem development. Exceptions to this are a care home immediately to the west of the site and a religious premises immediately to the south.

2 Planning History

08/72662/000 - Outline application for demolition of existing bungalow and garage and construction of 2No. 3 bedroom semi-detached dwellings with integral garages, and 1No. 3 bedroom detached bungalow and garage. New access to Silvester Road., PERM,25/04/2008

APP/15/00627 - Outline application for demolition of existing bungalow and garage and construction of 2No. 3 bedroom semi-detached dwellings with integral garages, and 1No. 3 bedroom detached bungalow and garage. New access to Silvester Road. With all matters reserved., PERM,12/08/2015

APP/16/00426 - Reserved matters application for the demolition of existing bungalow and garage and construction of 2No. 3 bedroom semi-detached dwellings with integral garages, and 1No. 3 bedroom detached bungalow and garage. New access to Silvester Road. All matters to be considered subsequent to approved outline application APP/15/00627., PERM,31/08/2016

GEN/16/00623 - Information on nearby planning applications, and a possible conservatory., UNK,

APP/17/00172 - Reserved matters application relating to Plot C following outline application APP/15/00627.

3 Proposal

Application in respect to plots A and B for non-material changes to Planning Permission APP/15/00627 relating to insertion of ground floor high level windows and internal alterations comprising omission of utility rooms and en suites. The application has been amended to exclude the changes to plot C altering the conservatory to a gable brick and tile construction. This would be the subject of a separate application.

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not applicable for type of application

6 Community Involvement

Not applicable for type of application

7 Planning Considerations

As detailed in paragraph 3.1 above, this application has been submitted under 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.

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 upon the character and appearance of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

The proposed changes are modest and will not be visible in the street scene. The changes are not considered to materially alter the form and character of development.

(iii) Impact upon residential amenity

The proposed changes are relatively modest, comprising a high level window in the side of each plot and internal alterations. The proposed windows as well as being high level would be secondary windows of limited size, and located in elevations which already incorporate larger full depth windows, as such it is considered that the proposed alterations would not have an adverse impact on the neighbouring properties and can be considered as non material.

8 **Conclusion**

Overall, the amendments are not considered to result in a material change to the extant planning permission and the change is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00123 subject to the following conditions

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

Plot A and B Plans and elevations - 002 rev B

Site survey, location plan street scene and cycle store 003- rev B

Structural plans 0005 rev C

Proposed site plan, landscaping details and construction notes 006 rev J

Reason: - To ensure provision of a satisfactory development.