
Site Address:	Rosebud Cottage, Stakes Hill Road, Waterloo, PO7 5UB		
Proposal:	Application for Non-material change to Planning Permission APP/21/00632 relating to 1No. larger dormer in lieu of 3No. smaller dormers.		
Application No:	APP/22/00080	Expiry Date:	07/03/2022
Applicant:	Mr & Mrs Brewer		
Agent:	Mr Harding	Case Officer:	Tina Pickup
	BH Architecture Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a detached chalet style dwelling located on the eastern side of Stakes Hill Road, backing onto Crookhorn College site. The character of the area is predominantly residential in nature with the school/college to the rear and a care home opposite to the north. The surrounding land undulates such that at this point the slope falls from south to north - the application dwelling is therefore set slightly higher than Wyngar to the north and slightly lower than Priory Barn to the south. Stakes Hill Road is a C classified road.
- 1.2 After a refused scheme, planning permission was granted for both rear and front extensions under APP/20/01027 in December 2020 and a subsequent Section 73 application APP/21/00632 was granted in August 2021 to vary the approved materials and a window. Works on the rear element of the approved extensions has now been implemented on site, and work is due to commence shortly on the front element, with the appropriate Southern Water pre-commencement condition having been recently discharged.

2 Planning History

APP/20/00301 - Proposed single storey rear extension with gabled roof providing first floor accommodation with flat roofed dormers; conversion of integral double garage into habitable accommodation with external alterations; installation of flue for log burner (south elevation)., REF,07/09/2020

APP/20/01027 - Proposed single storey rear extension with first floor roof accommodation and flat roofed dormers; conversion of front integral double garage into habitable accommodation with external alterations including raising of ridge, hip to gable enlargement and replacement dormers. (Revision to APP/20/00301). , PERM,23/12/2020

APP/21/00632 - Variation of condition No/s 2 and 3 of Planning Permission APP/20/01027 (Proposed single storey rear extension with first floor roof accommodation and flat roofed dormers; conversion of front integral double garage into habitable accommodation with external alterations including raising of ridge, hip to gable enlargement and replacement dormers) to amend external material finish and minor alterations to approved plans.(05.08.21). Request to discharge condition 4 (07.02.22)., PERM,05/08/2021

APP/22/00081 - Condition number 4 refers to protection of a public sewer to the front of the site. Details attached include our written statement and consultation letter from

Southern Water. Utility provider has allowed our proposals to be conditionally approved under Building Regulations, works can proceed using their standard conditions and under the control of an Approved Inspector. No additional protection measures are required. Also attached email from Havant Borough Council confirming this would be sufficient to support discharge of this condition., Permitted 09/03/22

3 Proposal

3.1 Application for Non-material change to Planning Permission APP/20/01027 relating to 1No. larger dormer in lieu of 3No. smaller dormers.

3.2 The approved front extensions included raising the ridge, a hip to gable enlargement and three replacement dormers. Those dormers were approved as separate, pitched roof dormers within the north east side roof slope. This Non Material Amendment seeks to build a single large flat roofed dormer instead, but retaining the 3 pitched roof elements ie effectively the 3 pitched roof dormers would be linked with two flat roof sections between.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

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) Impact of proposed changes _

5.3 Visually the revised dormer design would still appear as 3 pitched roof dormers. The linking flat roofed sections would be subservient and set at the eaves height of the dormers; as such the pitched roofs would project above and screen the view of the flat sections when viewed from Stakes Hill Road. The size or siting of the windows would

not change and hence there would be no change to impacts on neighbouring amenity.

- 5.4 Overall the appearance of the revised dormer would retain its outward appearance as 3 pitched roof dormers and the subtle addition of flat roofed sections between would not materially affect the overall design and scale of the approved front extension and would not have a detrimental impact on either the visual appearance of the approved extensions, or the street scene, nor have any impact on neighbouring amenity. The proposed change can therefore be considered a non-material amendment.

6 Conclusion

- 6.1 The proposed amendment to the 3 side dormers is 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/22/00080

(A) subject to the following conditions

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

Proposed Ground Floor Layout & Elevations Drawing Number 2 Rev C
Proposed First Floor Layout, Elevation & Site Section Drawing Number 3 Rev C
Existing & Proposed Roof Layouts Drawing Number 4 Rev A

Reason: - To ensure provision of a satisfactory development.