
Site Address: 76A Durley Avenue, Waterloooville, PO8 8UZ
Proposal: Application for non-material amendment to Planning Permission APP/21/00942 relating to 1. Removal of proposed new single storey rear extension including swimming pool, hot tub, changing room etc and replaced with new family room/kitchen/dining area. 2. Minor amendment/s to new single storey rear extension, incorporating changes to rear bi-fold doors. New window and flat roof added. 3. Removal of proposed new first floor rear extension and second floor level extension/accommodation.
Application Type: Non-material change
Application No: APP/24/00286 Expiry Date: 09/05/2024
Applicant: Mr. A. Bunce and Mrs. C. Major-Bunce
Agent: Barlow Case Officer: Joseph Toole
 The Steven Barlow Partnership
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

76A Durley Avenue, Waterloooville, is located to the north side of Durley Avenue. The application site is a two storey detached property comprising white render and timber cladding with grey roof tiles. Vehicular access is from Durley Avenue with parking to the front.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

06/63376/000 - Construction of two storey side extension following demolition of existing single storey side extension., PERM,02/02/2007

09/63376/001 - Single storey attached motor cycle store., PERM,01/10/2009

APP/15/00545 - Single storey side extension with extension to existing motorcycle store to front elevation., PERM,08/07/2015

APP/20/01210 - Proposed single storey front, side and rear extension following removal of existing extensions; associated internal alterations., PERM,10/02/2021

APP/21/00942 - Proposed new single storey front, side and rear extensions, two storey rear extension (incorporating internal swimming pool) and new roof accommodation including increase in ridge height and front roof dormer, following removal of existing extensions and 2no. outbuildings; associated internal alterations; render finish to main dwelling. Request to discharge condition 4 (received 09/06/2022)., PERM,22/10/2021

APP/23/00253 - Application for Non material amendment to APP/21/00942 relating to removal of proposed new single storey rear extension including swimming pool, hot tub, changing room etc and replaced with new family room/kitchen/dining area. Minor internal amendment/s to new staircase area linking first to second floor levels.,
PERM,19/04/2023

3 Proposal

Application for Non-material amendment to Planning Permission APP/21/00942 relating to 1. Removal of proposed new single storey rear extension including swimming pool, hot tub, changing room etc and replaced with new family room/kitchen/dining area. 2. Minor amendment/s to new single storey rear extension, incorporating changes to rear bi-fold doors. New window and flat roof added. 3. Removal of proposed new first floor rear extension and second floor level extension/accommodation.

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
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 3.1 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 application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the character of the area

- 5.4 The proposal is deemed to be of appropriate design, in keeping with the character of the area. It is worth noting the proposed works would not involve any enlargement to the approved footprint. It would result in a reduction in scale.

(iii) Effect on neighbouring properties

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

6 Conclusion

- 6.1 Overall, the proposed alterations to APP/21/00942 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 Place be authorised to **GRANT PERMISSION** for application APP/24/00286 subject to the following conditions

- 1 The development hereby permitted shall be begun before the 22nd October 2024.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan and Block Plan - 0664-03.001.03
Proposed Partial Site Plan and Ground Floor Plan - 0664-03.004.04
Proposed First Floor Plan and Roof Plan - 0664-03.005.05
Existing and Proposed Indicative Elevations 1 of 2 - 0664-03.007.06
Existing and Proposed Indicative Elevations 2 of 2 - 0664-03.008.06

Reason: To ensure provision of a satisfactory development.