

DELEGATED OFFICER REPORT

Site Address: 34 Deverell Place, Waterlooville, PO7 5ED
Proposal: Non material amendment to planning permission APP/22/00761 relating to cladding - Cedral Platinum Grey.
Application Type: Non-material change
Application No: APP/24/00831 Expiry Date: 21/11/2024
Applicant: Mr Simon Woods
Agent: Case Officer: David Eaves
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 **Site Description**

The property is a semi-detached bungalow located on the northern side of Deverell Place. The locality is predominantly residential in nature, and is characterised by 1950s, semi-detached, hipped roof, bungalows of traditional brick and tile construction. A number of properties along Deverell Place have undertaken roof alterations to create dormers on their front, side, and rear elevations. The site, itself, is towards the end of the cul-de-sac and still broadly comprises its original built form.

The property includes a front and a rear garden which are both laid to lawn and comprise depths of approximately 7.00m and 13.70m respectively. Finally, the site includes a detached rear garage and an approximately 22m long driveway.

2 **Planning History**

APP/22/00761 - Loft extension for the creation of a first floor with gable end and dormers to front and rear elevations, PERM,20/03/2023

Officer Comment: This is the application that is sought to be amended.

3 **Proposal**

Non material amendment to planning permission APP/22/00761 relating to cladding - Cedral Platinum Grey.

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. In this case the principle of development has already been established by the granting of planning permission APP/22/00761. This application relates to a change in materials only.

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

5.4 The proposal is for a light grey coloured Cedral cladding to be used to clad the proposed dormers and gable wall. It is noted that Deverell Place includes a variety of materials including brick, tile hanging, render and cladding including grey cladding. The proposed materials are considered acceptable and would not detract from the character and appearance of the area.

5.5 It is also noted that the original applicaiton form in relation to APP/22/00761 included the following description of materials *Grey Wetherboard Cladding To Dormers And Gable End*, it is however recognised that the elevation drawings did not specify materials and a condition relating to materials was imposed as follows:

4 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: *In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.*

5.6 Given that the proposed material is considered appropriate and also taking account of the original material specification on the application form, the cladding is considered acceptable.

(iii) Effect on neighbouring properties

- 5.7 The change in materials is not considered to result in a harmful impact on adjacent residents and the principle of providing the hip to gable and dormer windows have been previously established.
- 5.8 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 alteration to materials is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00831 subject to the following conditions

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

Proposed Loft Conversion Drawing No. 5805/5 Rev B
Cedral Cladding Platinum Grey C05 detail

Reason: To ensure provision of a satisfactory development.