
Site Address: 16 Morley Crescent, Waterloooville, PO8 8JG
Proposal: Non Material Change related changing the layout of the proposal and changes to the proposed roof.
Application Type: Non-material change
Application No: APP/24/00138 Expiry Date: 20/03/2024
Applicant: Ms Zvinokona
Agent: Mr Yaso Case Officer: Josephine Lacey
Spencer Yaso Designs Ltd
Ward:

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Morley Crescent, Waterloooville is a semi-detached two storey dwelling located in a circular cul-de-sac. The elevations are cream rendered, with uPVC windows to the ground and first floor. There is a driveway on the frontage with space for two vehicles and a path leading to the side gate and rear boundary of the garden. The front door is located on the south side elevation alongside four windows; two on the ground floor and two on the first storey. The roof is constructed with a clay roof tile. To the rear is a single storey extension with a side window adjacent to the rear door to the garden and another ground floor window. On the first floor of the rear elevation are two high level windows. The surrounding properties are of similar design.

2 Planning History

APP/23/00692 - Single storey rear extension, relocation of side gate and enlargement of side window (Approved 9.11.2023). Request to Discharge Condition 4 (7.12.2023)., PERM,09/11/2023
APP/23/00980 - manhole details and letter from southern water, UNK,

3 Proposal

- 3.1 Non Material Change to APP/23/00692 to allow for revisions to the layout of the proposal and changes to the proposed roof.
- 3.2 The proposed changes relate to the width of the rear extension and the roof type.

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)

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 The roof of the rear extension would be flat instead of hipped with a flat top, and the south west elevation of the extension would be stepped in towards the rear elevation meaning that it would be more modest and less impactful on neighbouring properties. The proposed changes would therefore have no adverse impact on either the neighbouring properties or the appearance of the street scene, as the proposal is to the rear.

5.4 Overall, the proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to the character and appearance of the street scene or neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed alterations to the roof and south west elevation of the rear extension 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/24/00138 subject to the following conditions

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

0010 1	LOCATION PLAN REV D
0010 4	PROPOSED FLOOR PLANS REV D

0010 5 PROPOSED ELEVATIONS REV D

Reason: - To ensure provision of a satisfactory development.