
Site Address: Land rear of, 10-16 Forest Avenue, Waterloooville
Proposal: Application for non-material change to Planning Permission
APP/15/01094 relating to alterations to external finish from brick to timber cladding.
Application No: APP/16/00831 Expiry Date: 06/09/2016
Applicant: Mr A Williams
Driftstone Developments Ltd
Agent: Mr C Westbury Case Officer: Daphney Haywood
Nouveau Architecture Ltd
Ward:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Forest Avenue lies within an established residential area and generally features conventional street frontage development, but with some later back land development, as in the case of land to the rear of Nos. 18 and 20 Forest Avenue which has been developed with 3 backland dwellings served by an access between Nos 18 and 20 Forrest drive.
- 1.2 The application site comprises land to the rear of 10 – 16 Forest Avenue, being rear garden land associated with those properties.
- 1.3 The land and the proposed development is closely related to the recent development of two houses and a bungalow served from a private drive between Nos. 18 and 20 Forest Avenue. The site is covered by Tree Preservation Order No. 1614

2 Planning History

APP/15/01094 - Erection of 2No. 3 bed detached bungalows with vehicular access from Forest Avenue., PERM,03/12/2015

3 Proposal

Application for non-material change to Planning Permission APP/15/01094 relating to alterations to external finish from brick to timber cladding.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS13	(Green Infrastructure)
CS16	(High Quality Design)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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 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.

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
- (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

5.4 The proposed bungalow development provides an extension to an earlier bungalow development and the proposed materials would match those on the earlier development and are not considered to materially alter the overall design of the development.

(iii) Effect on neighbouring properties

5.6 The proposed change is relatively modest and it is considered it is unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

6 Conclusion

6.1 Overall, the amendment to the proposed 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 Planning be authorised to **GRANT PERMISSION** for application
APP/16/00831
for the following reasons/subject to the following conditions

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

Proposed plans and elevations no.N199 PL03 RevC

Reason: - To ensure provision of a satisfactory development.