
Site Address: 8 Olivia Close, Waterlooville, PO7 8LN
Proposal: Application for Non-material amendment to Planning Permission
APP/21/01080 relating to roof window to rear roof slope.
Application No: APP/22/00200 Expiry Date: 13/04/2022
Applicant: C/O Agent
Agent: Mr Quantrill Case Officer: Selina Donophy
 Architectural Services
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey semi-detached dwellinghouse and attached by the garage to the north, located on the west side of Olivia Close, Waterlooville. This property has been extended to the front and side at single storey level featuring a cat slide roof slope and a pitched roof to the main roof slope. The elevations are formed from brickwork and to the front is a paved hardstanding with parking space for 2 vehicles.

2 Planning History

02/67211/000 - Single storey side extension, PERM, 16/05/2002
APP/21/01080 - First floor side extension and rear dormer window., PERM, 12/11/2021

3 Proposal

Application for Non-material amendment to Planning Permission APP/21/01080 relating to roof window to rear roof slope.

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 This proposal seeks to amend an approved scheme APP/21/01080 with changes comprising the addition of a rooflight to the rear elevation above the landing of the second floor. This had been approved on the floor plans of APP/21/01080 however unfortunately had been missed off the elevations plans. The window would be small in size and would not be a harmful addition within the roof slope.
- (iii) Effect on neighbouring properties
- 5.5 The window would be high level and would not result in any overlooking towards neighbouring properties. 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 APP/21/01080 is not considered to result in a material change to the extant planning permission and the changes is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00200

subject to the following conditions

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

11/092-005 Proposed roof

11/092-007 Proposed elevations

Reason: - To ensure provision of a satisfactory development.