
Site Address: 243 London Road, Waterlooville, PO8 8DD
Proposal: Application for Non-material changes to Planning Permission
APP/14/00839 relating to roof lights, windows, doors, infill panels and solar panels.
Application No: APP/16/00949 Expiry Date: 07/11/2016
Applicant: Miss Mears
Agent: Mr Collins Case Officer: Daphney Haywood
 ConstruX (UK) Ltd
Ward: Hart Plain

Recommendation: **REFUSE PERMISSION**

1 Site Description

No.243 is currently one of two bungalows that mirror each other in design and is located at the north eastern end of the three bungalows that face London Road, and adjoining the rear garden of properties fronting Hart Plain Ave. No.239, 241 and 243 London Road are all set back from highway with considerable front gardens and located centrally within their respective plots.

2 Planning History

APP/14/00839 - First floor extension to allow living accommodation incorporating raised roof height., PERM,17/10/2014

3 Proposal

Application for Non-material changes to Planning Permission APP/14/00839 relating to roof lights, windows, doors, infill panels and solar panels.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not applicable to a NMC application

6 Community Involvement

Not applicable to a NMC application

7 Planning Considerations

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application seeks to amend details previously granted planning permission under application reference APP/14/00839. The site is also located within the defined urban area therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The property is well set back from the road, however, the proposed changes are extensive and whilst a number of the changes such as the roof lights could be done under permitted development once the property is extended, they will significantly alter the appearance of the property and are therefore considered to constitute a material alteration to the appearance of the dwelling requiring publicity.

(iii) Impact upon residential amenity

The extended dwelling lies in close proximity to adjoining residential properties, and the proposed change introducing additional openings will have a direct impact on the outlook of these properties. In this context it is considered that neighbours should have the opportunity to make comments on the proposed changes.

8 Conclusion

The changes proposed to the plans previously approved will have a material effect on the character of the street scene and on the outlook of neighbours. It cannot be considered as a non-material alteration and therefore this application must be refused.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/00949 for the following reasons

- 1 The proposed change, as a material alteration to the external appearance of the approved scheme on a sensitive boundary, is considered to be a material change as the development would need to be reassessed in terms of the impact on the neighbouring properties and the character of the area, and would, as a result, require consultation with relevant third parties.

To approve the change as a non-material amendment without such consultation would result in the criteria set out in Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 not being complied with.

Should you wish to pursue the changes proposed, a revised planning application will need to be submitted.