
Site Address: Latchmore House, 99-101 London Road, Cowplain,
Waterlooville, PO8 8XJ
Proposal: Application for non-material change to Planning Permission
APP/16/00204 relating to alteration from white pvc windows to grey pvc windows.
Application No: APP/16/01089 Expiry Date: 23/11/2016
Applicant: Mr Shirlaw
Agent: Mr McDermott Case Officer: Daphney Haywood
Town Planning Experts
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

Latchmore House comprises a two storey detached building with associated car park areas located on the west side of London Road and adjacent to the junction with Latchmore Forest Grove. The site is currently vacant.

The surrounding development is primarily residential with mainly detached housing/bungalows fronting Latchmore Forest Grove to the west, and flatted development adjoining the site to the north, beyond which lies a mix of residential and commercial development.

Land levels fall to the north and west with the adjoining flat block at Chrisalex Court in London Road and the dwelling at 2 Latchmore Forest Grove being located on lower ground. Additionally the application building is set below the immediately adjoining road level in Latchmore Forest Grove with its southern car park area being at a raised level relative to the building. The western and northern boundaries are marked by mature hedging. The site which is approximately rectangular in shape plus a wedged area to the rear is mainly hardsurfaced.

Construction works in respect to planning permission APP/16/00204 and prior approval APP/15/00943 have commenced

2 Planning History

90/50374/002 - First floor extension to offices fronting Latchmore Forest Grove, PERM,31/01/1991

APP/15/00943 - Prior notification for change of use from Class B1(a) office use to C3 residential use (6 dwellings) subject to prior approval covering flooding, highways and transport issues and contamination., PAYA,14/10/2015

APP/15/01146 - Construction of two storey extension and mansard roof to form 5No. flat., REF,08/12/2015

APP/16/00057 - Prior notification for change of use from Class B1(A) office use to C3 residential use (8No. flats) subject to prior approval covering flooding, highways and transport issues and contamination., PAYA,02/03/2016

APP/16/00204 - Construction of mansard roof to form 2No. flats together with associated landscape scheme, cycle and refuse stores and alterations to car park. (Revised application)., PERM,12/05/2016

APP/16/01088 - Construction of mansard roof to form 2 flats together with associated landscape scheme, cycle and refuse stores, alterations to car park and existing windows. (Amended Scheme), UNK,

3 Proposal

Application for non-material change to Planning Permission APP/16/00204 relating to alteration from white pvc windows to grey pvc windows.

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

None

6 Community Involvement

Not applicable for type of application

7 Planning Considerations

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.

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

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

The approved materials for application APP/16/00204 are render and Eternit Cedral cladding - silver grey for the walls, grey roof tile and white window frames. A change to a grey finish for the window frames would be in keeping with the cladding and roof finish and would not materially alter the character 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 allow use of grey pvc windows is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01089

subject to the following conditions

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

Proposed second floor plan, proposed elevations Dwg no. 006rev E

Reason: - To ensure provision of a satisfactory development.