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Site Address: 2, Chace Gardens, 141 Stakes Road, Waterloooville, PO7  
5PL  
Proposal: Application for non-material change to Planning Permission  
APP/16/00031 relating to installation to 3 roof windows in place of 2 dormer windows.  
Application No: APP/16/00289 Expiry Date: 13/04/2016  
Applicant: Mr Gamlin  
Agent: Case Officer: Bee Crawford  
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is a modern detached two storey dwelling and detached garage situated at the end of a private drive. It has a brown tiled pitched and barn hipped roof and elevations of red multibrick and tile hanging at first floor. There is a south/north decline to the access drive and the garage to the front is at a lower level to the garden and house. There is open vehicular access with a gravel drive and main lawned garden to the front (west) with a 2 metre high wall and wall with fence panels to the southern elevation, a 2 metre high fence to the northern elevation and a 2 metre high wall and fence to the rear (eastern) elevation. The small area of garden to the rear consists of a patio and shrubs.
- 1.2 Modern detached two storey properties are to the south and east, an area of woodland is to the north and the rear gardens of properties in Brittern Way are opposite, beyond the access drive. The area is of medium density with a mixture of modern detached two storey properties and two storey terraced and semi-detached properties of individual and similar age, style and design.

## **2 Planning History**

APP/16/00031 - Single storey rear extension and 2 roof dormers to front elevation, permitted 01/03/2016.

## **3 Proposal**

The application is for a non-material change to Planning Permission APP/16/00031 relating to the installation of three rooflights in place of two dormer windows to the front elevation of the property. The installation of rooflights would normally fall within the realms of permitted development, however there was a restrictive condition on the original planning permission.

## **4 Policy Considerations**

National Planning Policy Framework

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 new 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.

5.4 One letter of objection was received with respect to the proposed front dormers, although it is considered as the proposal is for the substitution of the two dormers with three rooflights any impact would be minimised. No letters of objection were received with respect to APP/12/00165 from consultees.

5.5 No conditions were put on the previous approval, therefore the application can be considered as non material.

(ii) Appropriateness of design

5.6 The substitution of the two dormers with three rooflights to the front elevation of the property would not alter the overall design and is not considered to be harmful in that respect.

(iii) Effect on neighbouring properties

5.7 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 substitution of the two dormers with three rooflights to the front elevation is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00289 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Drg Ref GAMLIN 03 - Proposed floor and roof plan received 16 March 2016  
Drg Ref GAMLIN 04 - Proposed elevations plan received 16 March 2016  
**Reason:** - To ensure provision of a satisfactory development.