
Site Address: 22 Frogmore Lane, Waterloooville, PO8 9QL
Proposal: Application for non-material change to Planning Permission
APP/16/00052 relating to revisions to face materials (a) walls - brick plinth with weatherboarding over and (b) roof - interlocking pan-tiles (to match existing house).
Application No: APP/16/00294 Expiry Date: 18/04/2016
Applicant: Mr & Mrs Allinson Team: Team 2
Agent: Mr Hinton Case Officer: Bee Crawford
 Corinthian Architectural Design
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow situated on a large plot, set back from the highway. It has a brown tiled pitched and hipped roof and elevations of red multibrick. There is an east west decline to the site which has open vehicular access to the front which is predominantly made up of tarmac. There is a 1 metre high wall to the front boundary, a 2 metre high fence to the southern boundary and a 2 metre high fence reducing to a 1.5 metre high wall to the northern boundary.
- 1.2 Detached bungalows are to the north and south and opposite the site. The area is of low to medium density with a mix of detached and semi-detached bungalows and two storey properties of individual age, style and design.

2 Planning History

APP/15/01300 - Detached garage, refused, 14/01/2016.
APP/16/00052 - Detached garage, permitted, 04/03/2016.

3 Proposal

Application for non-material change to Planning Permission APP/16/00052 relating to revisions to face materials (a) walls - brick plinth with weatherboarding over and (b) roof - interlocking pan-tiles (to match existing house).

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 No letters of objection were received with respect to APP/16/00052 from neighbours or consultees.
- (ii) Appropriateness of design
- 5.5 The change in the type of materials would not 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00294 subject to the following conditions

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

Location plan Rev A
Drg No 001 Rev A - Proposed elevations and floor plan

Reason: - To ensure provision of a satisfactory development.