
Site Address:	6 Greenfield Crescent, Waterloooville, PO8 9EH		
Proposal:	Application for non material change to Planning Permission APP/14/01170 relating to revised positioning of rooflight.		
Application No:	APP/15/00124	Expiry Date:	02/03/2015
Applicant:	Mr A Leaves	Team:	Team 2
Agent:	Mr Robert Gould	Case Officer:	Tina Pickup
	AG Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single storey dwelling, originally of brick and render construction and with a tiled roof, located within a generous plot on the south side of Greenfield Crescent, at its junction with Hazleton Way. Work has commenced on planning permission APP/13/00086 such that the bungalow itself is now (at time of last site visit on 5/1/15) just a shell with brick elevations up to nearly eaves height, with no roof at all. The detached garage to the rear of the bungalow on the western boundary, that was to include ancillary accommodation in the form of a gym, is complete. However it has not been laid out internally in accordance with the approved plans and is now fully fitted out as self-contained accommodation that the applicant is living in it whilst working on the extensions to the bungalow.

The site has new panel fencing to a height of approximately 1.8 metres to the rear boundaries, including a gate in the southern boundary. The area is predominantly characterised by low to medium density residential development, although there is an area of amenity land opposite the front of the site.

2 Planning History

APP/13/00086 - Single storey front and rear extensions. New detached garage with gym, garage room, shower room and store to rear.

Permitted 15/3/13 with specifying plans condition as well as matching materials; detached outbuilding only to be incidental and not for any business; detached outbuilding only to be occupied incidental to main house and not separate unit of accommodation; and no additional windows/doors without prior approval.

APP/14/01170 - Variation of Condition 2 of Planning Permission APP/13/00086 to allow a variation in the approved plans.

Permitted 8/1/15 - allowing several changes including brick skin; re-alignment of 2 roof lights on both front and rear elevation; additional roof light in east roof slope; internal alterations to detached garage and its temporary occupation during building of extensions.

3 Proposal

In order to comply with Building Regulations to provide a means of escape, it has become necessary to lower the roof light serving the first floor bedroom on the front/north elevation by 1100mm. This will further stagger the alignment of the roof

lights on the front elevation.

4 Policy Considerations

National Planning Policy Framework

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)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

N/A

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

The applicant discussed this amendment prior to submission as he needed to lower one window in the bedroom to provide the fire escape and could have lowered either the one on the rear roof slope or the front. In light of the previous amenity concerns raised by residents to the rear it was decided to avoid any further change on this elevation and hence the applicant opted to resite the front roof light. The lowering of the roof light by 1100mm will have no amenity impact on adjacent residents and due to the siting of the bungalow opposite the triangular green at the road junction, there are similarly no dwellings opposite that will be affected.

In street scene and design terms, the two roof lights on the front elevation were already approved as staggered in layout, and the further staggering of them will not be visually significantly noticeable.

8 Conclusion

The proposed amendment is very minor and considered to have no material impact and is therefore appropriate as a non-material amendment and recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00124, subject to the following conditions:

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

Proposed Elevations Drawing No AG-13-04-003 Rev B

Proposed Floor Plans Drawing No AG-13-04-002 Rev B

Reason: - To ensure provision of a satisfactory development.