
Site Address: 252 Milton Road, Waterlooville, PO8 8TX
Proposal: Application for Non-material changes to Planning Permission
APP/15/00150 relating to extension of walls to account for width of cavity walls and
internal insulation and removal of one window.
Application No: APP/16/00210 Expiry Date: 28/03/2016
Applicant: Ms S Papp Team: Team 2
Agent: Case Officer: Daphney Haywood
Ward: Hart Plain

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site comprises a semi-detached bungalow with detached single garage located on a relatively small site within a primarily residential area of bungalows and chalet bungalows.

2 Planning History

APP/15/ 00150 Detached single storey annexe to rear. Permit
APP/16/00240 Detached single storey annexe to rear.(revised application) Not yet
determined.

3 Proposal

Application for Non-material changes to Planning Permission APP/15/00150 relating to extension of walls to account for width of cavity walls and internal insulation and removal of one window. The changes would increase the maximum width from 6m to 7.2m.

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)

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

5 Statutory and Non Statutory Consultations

None

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:

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact of the proposed changes

7.2 The proposed amendment seeks to enlarge the approved annex by 1.5m in width for part of the length. The property occupies a small plot and the proposal will significantly reduce the separation to the side boundary with No 250 Milton Road and increase the extent of development along the boundary with 2 Birch Close and is not something that can be dealt with as a minor amendment - the impact of this enlargement needs proper assessment with notification to the neighbours as part of a formal planning application. A planning application for a reduced increase has now been submitted (APP/16/00240).

8 **Conclusion**

The proposed change, as an enlargement on a restricted plot, is considered to be a material change for which a formal planning application is required.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/16/00210

(B) for the following reasons

1 The proposed change, as an enlargement of the approved scheme on a restricted plot, 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 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.