
Site Address: 13 Frogmore Lane, Waterloooville, PO8 9QN
Proposal: Application for Non-material changes to Planning Permission
APP/14/00942 relating to changes to ground floor store, and changes to two storey side extension.

Application No:	APP/15/00986	Expiry Date:	24/09/2015
Applicant:	Mr & Mrs Smith	Team:	Team 2
Agent:	Mr Steven Barlow	Case Officer:	Rachael McMurray
	The Steven Barlow Partnership		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a two-storey detached dwelling set back from the highway on Frogmore Lane. It has an unusually large rear garden which drops in level at the rear. The front section of the rear garden is enclosed by a 1.8m high fence. There are two dropped kerbs serving the site and an area of hard standing at the front providing adequate on site parking for more than three vehicles. The dwelling sits between two small bungalows - No 11 to the south is approximately aligned with the front facade of the application site - but No 15 to the north sits further forward than No 13. There is currently a flat roofed garage that sits to the side of the house, set back in the rear half of the side elevation - this is close to the shared boundary and has a height of 2.5m. There is a Woodland TPO on the site - a large tree is located at the front adjacent the roadside, and a smaller second one is closer to the house within the front garden area, with several others to the rear in the 'dell'.

2 Planning History

APP/14/00942 - Erection of single storey side and rear extensions, two storey side and front extension following removal of existing garage Permitted 11/11/14

APP/14/00573 - Erection of single storey front, side and rear extensions, two storey side and rear extension following removal of existing garage - Refused 01/08/14 - length, size, height & proximity to boundary would result in excessive building bulk adj No 15 and detrimental to outlook & amenities of No 15

3 Proposal

This application has been submitted as a Non-Material Amendment to the permitted scheme seeking to change the ground floor store to a bedroom and reduce the depth of the two-storey extension from 7640mm to 6135mm.

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

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: N/A

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 change the ground floor store to an additional bedroom. This would involve a change from a set of doors to a window. The window would match in style with the other proposed windows and would not detract from the overall character of the dwelling.

7.3 The application also seeks to reduce the depth of the two-storey side extension by 1.5m. This would achieve less building bulk overall which in turn has less of a visual impact on the neighbouring property.

8 Conclusion

The proposed changes are considered to be non-material in their impact and as such, the application is recommended to be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to grant a non-material minor amendment to Planning Permission APP/14/00942 for application APP/15/00986

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

Proposed ground and first floor plans - DN - D.0434.002.07

Proposed elevations - DN - D.0434.003.07

Reason: - To ensure provision of a satisfactory development.