
Site Address:	325 Milton Road, Cowplain, Waterloooville		
Proposal:	Application for non-material changes to Planning Permission APP/11/01377 relating to balcony alteration from glass to railings.		
Application No:	APP/15/00465	Expiry Date:	25/05/2015
Applicant:	Mrs S Collins	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

Current construction site for 25 flats at the junction of Milton Road and Eagle Avenue.

2 Relevant Planning History

APP/11/01377 Construction of a two, three and four storey apartment block comprising 25No. 2 bed flats, with associated bin storage, cycle parking and on site car parking for 25No. cars. Approved

3 Proposal

Application for non-material changes to Planning Permission APP/11/01377 relating to balcony alteration from glass to railings.

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

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

(i) Appropriateness of the Design

The balcony design approved under application APP/11/01377 indicated a glazed panel, whilst the current proposal is to change this to railings in a black finish. The railings would match those to be provided on the front boundary wall and the proposal is not considered to result in a material change, nor would it have an adverse impact on the neighbouring properties or wider environment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00465, subject to the following condition:

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

Elevations plan 2082 drawing no 31Rev F

Reason: - To ensure provision of a satisfactory development.