
Site Address: 50 London Road, Cowplain, Waterloooville, PO8 8EN
Proposal: Application for Non-Material Amendments to APP/12/00876 in relation to removal of chimneys; fenestration amendments and internal alterations; minor adjustment to rear projection (plot 1); boundary fence between existing house and new garage moved; minor amendments to parking and turning, landscaping update and replacement planting following removal of existing hedge.
Application No: APP/14/01034 Expiry Date: 06/11/2014
Applicant: Driftstone Homes Team: Team 2
Agent: Mrs M Parsons Case Officer: Aaron Wright
 ADP Architects Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on London Road in Cowplain. Planning permission was granted in 2012 for the erection of 2No. 2 bed detached bungalows and replacement detached garage for the existing dwelling. This planning permission has been implemented and work has commenced on-site.

2 Planning History

APP/12/00876

Erection of 2No. 2 bed detached bungalows and replacement detached garage for existing dwelling. Permission 23/10/12

APP/11/1857

Erection of 1No. pair of semi-detached 3 bed bungalows and replacement detached garage for existing dwelling. Permission granted.

APP/11/01216

Erection of 1No. detached 3 bed bungalow and detached single storey garage. (Revised Application.) Permission 07/10/11

APP/10/00962

Reserved Matters Application for 1No. detached bungalow relating to appearance and landscaping following Outline Planning Permission 07/58014/003. Permit.

APP/10/00688

Outline application for the erection of 1no. detached bungalow and garage. (Renewal of PP 07/58014/003. Withdrawn.

07/58014/003

Renewal of previous planning permission 04/58014/001 for outline permission for the erection of 1no. detached bungalow and garage to the rear of No. 50 London Road. Permitted - 3/12/07

04/58014/001

Outline detached bungalow. Permitted - 22/11/04.

3 Proposal

The application is for non-material amendments to APP/12/00876 in relation to removal of chimneys; fenestration amendments and internal alterations; minor adjustment to rear projection (plot 1); boundary fence between existing house and new garage moved; minor amendments to parking and turning, landscaping update and replacement planting following removal of existing hedge.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Planning Considerations

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

Impact upon the character of the area

The application seeks non material changes to Planning Permission APP/12/00876 involving the removal of chimneys; fenestration amendments and internal alterations; minor adjustment to rear projection (plot 1); boundary fence between existing house and new garage moved; minor amendments to parking and turning, landscaping update and replacement planting following removal of existing hedge.

It is not considered that the proposed internal and external alterations to the dwellings would adversely affect their appearance and design. Furthermore the changes to the landscape and outside area would not affect the character and appearance of 50 London Road. As such the amendments are considered acceptable.

7 Conclusion

No objection is raised to the proposed changes as they would not affect the character and appearance of the area.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01034 subject to the following conditions:

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

Proposed floorplans (Plot 1) - Drawing No.1667-02
Proposed floorplans (Plot 2) - Drawing No.1667-04
Proposed elevations (Plot 1) - Drawing No.1667-03
Proposed elevations (Plot 2) - Drawing No.1667-05
Site Plan - Drawing No.1667-01

Reason: - To ensure provision of a satisfactory development.