

---

|                 |                                                                                                                                                                          |               |                |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------------|
| Site Address:   | 51 Longwood Avenue, Waterloooville, PO8 8JA                                                                                                                              |               |                |
| Proposal:       | Application for non-material changes to Planning Permission APP/13/01019 in relation to eaves height, fenestration and re-siting of games room and removal of Pear tree. |               |                |
| Application No: | APP/14/00830                                                                                                                                                             | Expiry Date:  | 08/09/2014     |
| Applicant:      | Mr I Smith                                                                                                                                                               | Team:         | Team 2         |
| Agent:          | Mr R Day                                                                                                                                                                 | Case Officer: | Heather Lealan |
| Ward:           | Cowplain                                                                                                                                                                 |               |                |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

- 1.1 The application site consists of a detached two storey dwelling with a hipped roof. To the side of the dwelling is a pitched roof section housing the staircase for the dwelling, beyond is a conservatory. The dwelling is sited to the north east of what is a spacious plot. To the south is a detached garage with a hipped roof. To the rear of the curtilage is a large Oak tree which is subject to a TPO.
- 1.2 To the south west is a detached bungalow with a hipped roof. The boundary treatment between the dwellings consists of a 2m fence. To the north east is a detached bungalow. A 1.8m fence forms the boundary.

## **2 Planning History**

### APP/13/01019

The application sought to remove the existing conservatory to the side of the dwelling and erect a two storey side extension. The application also sought to remove the existing garage and replace with a garage and games room - Permitted

## **3 Proposal**

- 3.1 Application for non-material changes to Planning Permission APP/13/01019 in relation to eaves height, re-siting of games room and removal of Pear tree. In detail the changes are as follows;
  1. Changes to the garage/games room doors and windows as required by the applicant.
  2. Lowering of Garage/ games room eaves whilst maintaining the approved ridge height. This increases the roof pitch and makes it possible to use attic trusses to provide some storage space in the loft.
  3. Removal of the weeping leafed silver pear tree T3 as it is impractical follow the root protection measures described in the arboricultural method statement due to the 2.2 metre deep foundations required for the garage/games room. This is because of the proximity of the TPO oak tree and the highly shrinkable clay soil.
  4. Re-siting the garage/games room so that the front is level with the main house frontage. Together with lowering the eaves height this will reduce visual intrusion to the neighbouring bungalow. This is also necessary to maintain adequate clearance to the SWS foul sewer.

## **4 Policy Considerations**

### National Policies

The National Planning Policy Framework, 2012

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**

Tree Officer - The removal of the pear tree is considered to be acceptable.

## **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:

(i) Principle of development

6.2 The application site is located within the defined urban area. The changes that are being considered not in accordance with the initial permission are listed in section 3 of this report.

(ii) Effect on design of building and character of area

6.3 The design concept of the overall building and its impact on the character of the area is not significantly altered by the proposed changes to the fenestration, re-siting and lowering of the eaves.

(iii) Effect on amenity of existing neighbours and future residents

6.4 In terms of the impact on neighbouring properties. The changes now proposed will not create overlooking or overbearing to neighbouring properties to any greater degree than the previous approved scheme and therefore the proposed changes can be considered as non material in this respect.

6.5 It is considered that the changes are acceptable in terms of the future residents amenity.

(iv) Loss of tree

6.6 The tree officer and case officer do not consider that the loss of this mid sized rear garden fruit tree would be unacceptable.

## **7 Conclusion**

7.1 The proposed amendments to the approved scheme are not considered to give rise any significant impact to the character of the area, the design of the building, or neighbouring properties. It can therefore be considered as non-material.

---

**8 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00830 subject to the planning conditions applied to the Planning permission APP/13/01019 and the following condition

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

Proposed Ground Floor Plans and Elevations 0313/07 rev C received 11 August 2014

Proposed First Floor Plans and Elevations 0313/08 rev B received 11 August 2014

**Reason:** - To ensure provision of a satisfactory development.