
Site Address: 48 Highfield Avenue, Waterlooville, PO7 7PX
Proposal: Application for non-material amendment to Planning Permission APP/13/01242 relating to the size of the window at ground floor level rear elevation (kitchen).
Application No: APP/14/01231
Applicant: Mr & Mrs Clarke
Agent: Mr M Critchley
Martin Critchley Consultants Ltd
Ward: Waterloo

Expiry Date: 29/12/2014
Team: Team 2
Case Officer: Stephen Cantwell

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a predominantly residential area of Waterlooville on Highfield Avenue. It comprises a detached dwelling of brick and tile construction. It is a slightly sloping site such that the house is slightly raised relative to the front garden. The rear garden is laid to lawn and enclosed by a 1.8m high fence.

2 Planning History

APP/13/01242 Two storey side extension and front extension. permit 05/02/14

3 Proposal

Application for non-material amendment to Planning Permission APP/13/01242 relating to the size of the window at ground floor level rear elevation (kitchen). The change relate to a modest increase in size of this ground floor window (1200mm width becomes 1800mm).

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 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 and impact on neighbours

The proposed changes will have minimal impact on the appearance of the proposed extension and are not considered to result in a material change. The increased width (1200mm width becomes 1800mm), would make little difference to the impact on neighbouring privacy or amenities, even considering the slightly sloping nature of the site. It is noted that the original approval shows a window of this width on the approved floor plan but not the elevations.

Following concern that floor of the attached garage appeared to be raised during construction, levels were checked on site and found to be in accordance with the approved drawing which included a slight underbuild (raising) of the garage floor towards the front of the house, as a result of the sloping site.

The plans also annotate the depth of the rear extension in two places, to reflect the fact that there is a brick 'nib' / pillar of 110mm depth at the rear corner, approved on the original plans. The depth of the extension as built, is the same as originally approved.

In conclusion the amended window is considered to be acceptable as a non-material amendment and the amended annotation of the depth measurement for the extension takes account of the brick nib at the rear corner.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01231, subject to the following condition:

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

1436 - 403C - Proposed Elevations
1346 - 303D - Proposed Plans

Reason: - To ensure provision of a satisfactory development.