
Site Address:	2 Wallis Road, Waterloooville, PO7 7RX		
Proposal:	Application for non-material amendment to Planning Application APP/11/00353 in relation to alterations to doors and windows on the existing elevations.		
Application No:	APP/14/00354	Expiry Date:	30/04/2014
Applicant:	Mr N Craig	Team:	Team 2
	Contemplation Homes		
Agent:	Mr D Brightwell	Case Officer:	Rachael McMurray
	Engineering Architecture		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site, which is in use as a care home, is located in Wallis Road, which is situated to the north of Waterloooville Town Centre on the western side of London Road. To the east and west of the application site are residential properties, with the remainder of Wallis Road being residential in nature and scale. There is a large amount of amenity space around the majority of the properties, particularly those on the northern side. The properties on the southern side have smaller plots, including a more recent development including No's 1a-1e Wallis Road.

The application site consists of a two storey care home (with additional rooms in the roof) of brick and tile construction with pebble dash render to the external façade and UPVC fenestration. The frontage includes a small grass lawn and area of hard standing to provide on site parking for 2No. vehicles. There is a tarmac driveway which runs along the north west boundary, leading to a large parking area at the rear of the site which currently provides 16No. on site parking spaces. There is a large rear plot, which is laid to lawn and raised slightly from ground level and a pitched roof rear conservatory. There are also 2No. detached outbuildings which are ancillary to the care home. The home currently has 23No. bedrooms within the existing building.

The site shares a boundary with No. 4 Wallis Road to the west, which consists of a 3m (approximately) high hedgerow leading to a 2m wall / fence at the rear and No. 2a Wallis Road to the east, which consists of a 1.8m high fence with a 3m (approximately) high hedgerow within the curtilage of No. 2a. The application site also shares a boundary with No. 197 London Road, to the north east of the site, which is also a nursing home but on a smaller scale. There is also a designated Site of Importance for Nature Conservation (SINC), which comprises an area of woodland, to the north east of the site and the boundary to this is marked by a 1.5m high fence.

2 Planning History

APP/11/00353

Demolition of existing conservatory and construction of part two storey / part single storey rear extension to existing care home, incorporating landscaping and new bicycle storage area. Approved on 31/5/2011.

3 Proposal

Non material amendment to Planning Permission APP/11/00353 in relation to the doors and windows on the existing elevations. The approved drawings showed variations and additions to some windows and doors. However, the proposal now is that the doors and windows remain as existing, but the new extensions would still be constructed as approved.

4 Policy Considerations

National Policies
NPPF

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

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 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 proposed changes

7.2 The fenestration on the existing building would remain as existing instead of changing to the variations approved under APP/11/00353. The rear extensions would however still be built as approved under APP/11/0035. It is not considered that the proposed changes would have any material impact on the building or affect the appearance of the new extensions in any way. Overall, a non-material amendment to this effect is not considered to cause any harm.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant a Non-Material Minor Amendment for APP/11/00353 for application APP/14/00354