
Site Address: Two Beeches, 2 Wallis Road, Waterlooville, PO7 7RX
Proposal: Application for non material changes to Planning Permission
APP/11/00353 in relation to alterations to doors and windows on the existing
elevations.
Application No: APP/14/00385
Applicant: Mr N Craig
Agent: Mr D Brightwell
Ward: Waterloo
Expiry Date: 21/05/2014
Team: Team 2
Case Officer: Rachael McMurray
Engineering Architecture

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, which is situated in Wallis Road, 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.

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.

3 Proposal

Non material amendment to Planning Permission APP/11/00353 for the windows / doors on the existing elevations to remain as existing instead of changing to those shown on the approved plans.

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

5.1 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 change

5.2 The approved plan shows the extensions attached to the existing property, with some alterations to windows and doors in the existing elevations. The proposal is now to retain the existing window and door openings but to still construct the extensions as approved. It is considered that this amendment would not adversely affect the character of the property or have any impact on the neighbouring properties.

8 Conclusion

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

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to grant a non material amendment to Planning Permission APP/11/00353 for application APP/14/00385

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

Proposed elevations - Drwg No. 078_PL11
Proposed floor plans - Drwg No. 078_PL10

Reason: - To ensure provision of a satisfactory development.