
Site Address: 214A Stakes Hill Road, Waterloooville, PO7 5UJ
Proposal: Application for non-material changes to Planning Permission
APP/14/00216 relating to change materials to brick and tile hanging and changes to floor.
Application No: APP/14/00795
Applicant: Mr R Daron
Agent: Mr C Russell
Ward: Stakes

Expiry Date: 29/08/2014
Team: Team 1
Case Officer: Stephen Andrews

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large two storey detached dwelling set back and up from Stakes Hill Road. The dwelling is accessed via a driveway off Stakes Hill Road, which leads to an elevated driveway. However the front of the site is screened by a 2m high beech hedge, with a conifer hedge running alongside the side boundary with 214.

There is a TPO tree sited close to the front boundary and shared boundary between 214 and 214A Stakes Hill Road.

The area is predominantly residential in nature with dwellings of varying architectural style. Oaklands Secondary School and Sixth Form is immediately opposite the front of the site.

2 Planning History

APP/14/00216 - Detached double garage to front, incorporating removal of two lowest branches on north side of Lime tree (T2) subject to TPO 1537. Approved - 24/04/2014.

3 Proposal

A non-material amendment to extant permission APP/14/00216 is sought changing the external materials of the detached garage from timber frame and weatherboarding to steel frame, encased in concrete, with brick and tile hanging to match the dwelling.

The footprint of the garage is also to be reduced from 5.6m in width to 5.5m and 5.4m in depth to 5.3m. The ridge height will be reduced by 45mm.

4 Policy Considerations

National Policies

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

Arboriculturalist - No objection

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received:

4 Planning Considerations

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

- (i) Appropriateness of the design
- (ii) Effect on the neighbouring properties
- (iii) Impact on trees

(i) Appropriateness of the design

The proposed design change is considered acceptable as it would be sympathetic and in keeping with the appearance of the existing dwelling. The amendment therefore accords with policy CS16 of the Core Strategy.

(ii) Effect on the neighbouring properties

The proposed alteration to the appearance of the garage and modest reduction in depth, width and ridge height would have no adverse impact on the amenity of the neighbouring properties.

(iii) Impact on trees

The change in external materials and modest reduction in depth, width and height do not alter the conclusions reached previously in respect of impact on trees. The development would still need to be constructed in accordance with the submitted Arboricultural Method Statement and tree conditions already imposed.

8 Conclusion

The application is considered to be acceptable and a non-material change is recommended for approval

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to GRANT A NON MATERIAL CHANGE to planning application APP/14/00216

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

13/008/07-C - Proposed Site Plan
13/008/08-C - Proposed Elevations
13/008/09-C - Proposed Elevations
13/008/10-C - Plan and Sections

Reason: - To ensure provision of a satisfactory development.