
Site Address:	11 The Brow, Waterloooville, PO7 5BY		
Proposal:	Application for Non-material amendment to Planning Permission APP/13/00760 relating to depth of new front entrance porch.		
Application No:	APP/14/00425	Expiry Date:	17/05/2014
Applicant:	Mr & Mrs K Stagg	Team:	Team 1
Agent:		Case Officer:	Steve Weaver
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located within the residential area of Widley. The surrounding area is characterised by large two storey detached and semi-detached dwellings of varying architectural style.
- 1.2 The application property is located on a bend on the east side of 'The Brow'. The dwelling is positioned lower down than the footpath and road way, with significant hedge screening around the boundaries. Therefore whilst the large mock Tudor semi-detached dwelling has a visual presence within the street scene this is significantly reduced by the sites topography.
- 1.3 The dwelling has a detached double garage to the rear (east) with vehicular access on to 'The Brow' from the south-east corner of the site. There is a separate pedestrian access to the west boundary of the site. Due to the level of screening afforded to the site the occupants use the garden area, along the front and side of the dwelling for recreational purposes.

2 Planning History

APP/13/00760

New front entrance porch. Permitted 7/10/13.

3 Proposal

- 3.1 Application for non-material amendment to Planning Permission APP/13/00760 relating to dimensioned depth of front porch.
- 3.2 This application arises from a draughting error on the plans submitted in respect of APP/13/00760 whereby the plans were drawn to a recognised scale and depicted the maximum depth of the front porch to be 3.4m; whereas the dimension annotated on the plan was 2.9m. The applicants had always intended to construct to the 3.4m depth shown on the elevations - this application seeks to substitute plans which correct the annotation error.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

As this is a non-material amendment application publicity was not required.

7 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) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

7.2 The principle of extending the property with a new front porch has been established by the grant of planning permission APP/13/00760. The amendment sought seeks to correct a draughting error and is considered acceptable in principle.

(ii) Impact on neighbour amenity

7.3 The porch in question is set well within the site, some 2.4m off the shared boundary with No.9 The Brow, which itself features some evergreen planting. The originally approved plans showed, in elevation, the intended appearance of the porch as viewed from this and other neighbours, such that these neighbours will have had a clear understanding of the nature of the development proposed. No objections were received to the application from any third parties, and given that the elevations gave a true depiction of the depth of extension now being confirmed, it is not considered that the approval of this non-material amendment would be in any way prejudicial to their amenity.

(iii) Impact on the character and appearance of the area

7.4 The new porch will be visible from small sections of the street scene of The Brow, particularly through the pedestrian access along the western boundary. Its impact upon the character and appearance of the area was fully assessed at the time of considering APP/13/00760 - indeed it is clear that the officers report assessed this impact on the basis of the scaled (not annotated) dimensions. In this regard, it was not considered that the scale, design and nature of the proposal would be such that it would be visually obtrusive or incongruous within the street scene. Given that the elevations gave a true depiction of the depth and character of extension now being

confirmed, it is not considered that the approval of this non-material amendment would be in any way prejudicial to the character or appearance of the area.

8 Conclusion

- 8.1 In conclusion, the proposed non-material amendment corrects a previous draughting error, such that the plans approved under APP/13/00760 and being accurately scaled were able to give a clear depiction of the impact of the new porch as now annotated on neighbouring amenity and the character and appearance of the area. Consequently, the correcting of the draughting error is not prejudicial to these interests and the proposed non-material amendment is considered acceptable and approval is therefore recommended.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00425 subject to the following conditions:

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

Proposed front entrance porch - Drawing no. 11/02 Rev A

Reason: - To ensure provision of a satisfactory development.