
Site Address: 29 Cornbrook Grove, Waterloooville, PO7 8RD
Proposal: Application for Non Material Amendment to Planning Permission
APP/13/00667 relating to single door to north elevation.
Application No: APP/13/01080 Expiry Date: 27/11/2013
Applicant: Mr J Thame Team: Team 2
Agent: Case Officer: Richard Nash
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional character and brick, render and tile finish, located within a reasonably sized plot located at the southern end of Cornbrook Grove, a cul-de-sac accessed off the east side of Grassmere Way. The dwelling has been extended and the site slopes slightly from front to rear. The site has existing boundary treatment comprising hedging and fencing and there is a protected tree to the front.

2 Relevant Planning History

APP/12/00667
Construction of conservatory to west side of existing garage. Approved.

3 Proposal

The current application has been submitted retrospectively and requests a non-material amendment to the design of the conservatory approved under APP/12/00667, comprising the addition of a single door to the north elevation.

4 Policy Considerations

National Policies
National Planning Policy Framework

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

As a submission of this nature is not an application for planning permission, the legislative provisions relating to statutory consultation and publicity do not apply. The Council therefore has discretion in whether and how it chooses to inform other interested parties or seek their views. In this case, additional consultation was not considered necessary in respect of the proposed amendment.

6 Community Involvement

Again, publicity was not considered necessary in respect of the proposed amendment. However, APP/12/00667 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: 6

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: Nil

7 Planning Considerations

The principle of the development has been established under APP/12/00667. It is therefore considered that, having regard to the relevant policies of the development plan, the main issues arising from this application are:

(i) Impact on application site and locality, street scene and neighbouring amenities

The single door is in place on site and is considered to be of an appropriate scale and design within the context of both the conservatory and the principal dwelling. The door is visible within a very limited area of the public domain, but is set back from the highway and does not have any material additional impact on the street scene. Due to its position within the site, it is considered that the door does not have any material impact on neighbouring amenities.

8 Conclusion

The principle of the conservatory development has been established by a previous planning permission and the proposed amendment to the approved scheme has no additional material impact in terms of planning considerations. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to grant permission for application APP/13/01080.