

DELEGATED OFFICER REPORT

Site Address:	25 Greenfield Crescent, Waterlooville PO8 9EH		
Proposal:	Application to vary condition 3 of Planning Permission APP/22/01145 to read - The development hereby permitted shall be carried out in accordance with the following approved plans: location plan block plan - existing and proposed floor plans and elevations 6222.22.1 Rev D.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00524	Expiry Date:	27 th August 2025
Applicant:	Ms Devine		
Agent:	Miss Travers-Ayre, Thorns	Case Officer:	Richard Hawkey
	Young		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located on the northern side of Greenfield Crescent and is occupied by a single storey detached bungalow with a flat roof attached garage. The dwelling is positioned on a level building platform however, ground levels fall sharply to the rear. The surrounding area is residential in character comprising bungalows, some of which are of a similar design.
- 1.2 Consent was granted in 2023 for extensions to the property which included single storey side and rear extensions, demolition of an existing conservatory and construction of 2 No. side dormers including the re-pitching of the roof. At the time of the officer site visit in connection with the current application preparation works had started in the form of erecting scaffolding and weather protection of the existing dwelling.

2 Planning History

APP/22/01145 - Single storey side/ rear extension following demolition of existing conservatory and construction of 2No side dormers to include re-pitching of roof., PERM, 14/03/2023

2 Proposal

The current application proposes a variation to condition 2 (approved plans) of planning consent APP/22/01145 to read:

The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Block Plan, Existing & Proposed Floor Plans and Elevation (6222.22.1 Rev D).

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Andrew Briggs

No comments received

Councillor D Keast - Cowplain

No comments received

Councillor Neil Bowdell - Cowplain

No comments received

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of design and impact on the character of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity Net Gain (BNG)
- (v) Other matters

- (i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Section 73 provides for the determination of applications to develop land without

compliance with conditions previously attached. It only provides for the variation of conditions attached to an existing permission; it does not provide a means of varying the development permitted (other than through the imposition of new/varied conditions). Given the previous permission, the principle of the development is considered to be acceptable.

(ii) Appropriateness of design and impact on the character of the area

- 7.4 The proposed changes relate to the design of a skylight which previously was granted as two smaller skylights and now will be one larger one in approximately the same position over the family area. It is also proposed to substitute the external materials for both the dormer and front gable which were previously consented as being tile hung but which now the submitted details show as being light grey fibre cement lap cladding boards. The tiles of the entire roof will also be replaced to be a smooth grey tile (Marley modern smooth grey roof tile).
- 7.5 The proposed change to the rooflight will have no appreciable change to the appearance of the development and is as such considered acceptable. The change in the proposed cladding materials for the front gable and the dormers together with a new roof tile will result in a more appreciable change in the appearance of the overall development. However, the surrounding area is made up of a variety of standard design dwellings, many of which have been altered and updated since they were built. Some gables are tile hung with others having cladding boards and so the proposal would not look out of place in the surrounding street scene. The proposed roof tiles will have a smooth profile but again the colour proposed would not look out of place and would match well with the proposed dormer cladding.
- 7.6 In all other respects the proposal would remain as previously approved.
- 7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.8 The proposals would result in no change to the current mass, bulk, or overlooking of the host property to any of the neighbouring properties. The proposed works are therefore not considered to have an adverse impact on the residential amenity.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.10 The proposed development falls within the specified exemption to Biodiversity Net Gain requirements and so there are no implications from this point of view.

(v) Other matters

- 7.11 As this is a Section 73 application any new permission sits alongside the original permission, which remains intact and unamended. Government guidance states that

for the purpose of clarity to reinstate the conditions imposed on earlier permissions that continue to have effect. The application form states that works have not yet commenced, although during the officer site visit it was noted that some preliminary works had started in respect of scaffolding and providing weather protection although it did not appear that actual construction works had commenced. Consequently, a time condition shall be imposed but this will align with the original permission as it is not possible to vary a time limit condition under a s73 application.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.
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9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00524 subject to the following conditions:

1. The development must be begun on or before 14/03/2026.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan
Block Plan
Draw.No. 6222.22.1 Rev D Existing & Proposed Floor Plan & Elevations
Draw.No. 6222.22.2 Rev A Proposed Loft Plan & Section A-A

Reason: To ensure provision of a satisfactory development.
3. The external materials shall be used as indicated on the submitted forms and hereby approved plans and shall consist of brick work to match the existing dwelling, exterior cladding for the dormer windows and front gable being light grey fibre cement lap cladding boards and roof tiles being Marley Modern roof tile: Colour smooth grey.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
4. The 1st floor level windows in the eastern and western side elevations of the dormer roof extensions hereby permitted shall at all times be and remain glazed entirely with obscure glass. The Particular type of which glass shall provide a degree of obscuration no less than that which is provided by Pilkinton's Texture Glass Obscuration Level 4 and only openable above a height of 1.7 metres above internal floor level of the room which it serves.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informative

1. In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre-application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance you were updated about issues after the initial site visit and further information was provided, after which your application was considered acceptable.