
Site Address: 128-130 Sea Front, Hayling Island
Proposal: Application for non-material change to Planning Permission
APP/17/00388 in relation to reduction in drying area, alteration to waste bin storage
area and minor reduction to both front and rear planter areas.
Application No: APP/20/00130 Expiry Date: 12/03/2020
Applicant: Mr David Aylward & Mrs
Caroline MacDowell
Agent: Case Officer: David Eaves
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies on Sea Front and is in a prominent position viewed from a wide area of public vantage points along the road and the coastal parking areas and open amenity space of Beachlands to the south.
- 1.2 The property itself was a two storey flat roofed building divided into 4 flats. The previous planning permission APP/17/00388 resulted in the provision of an additional 2 No. 2 bed maisonettes above the flats. The building incorporates red-orange brick with cream cladding between windows on the front elevation. The site has two vehicular and pedestrian access points to Sea Front. Car parking is provided to the front for approximately 3 cars, and to the rear with four garages and other external parking areas, again for approximately 3 cars. The layout will be changed by the planning consent to provide 6 spaces to the front and garages and car ports to the rear.
- 1.3 To the east of the site is Dilkusha Court which is an age restricted residential flats development. This is a 2/3 storey development with flat roofed 2 storey parts and a set back three storey pitched roof element.
- 1.4 To the west of the site are three storey town houses at Nos.132A-132C Sea Front. These are set back in relation to the road when compared to the application site and incorporate a pitched roof design.
- 1.5 Properties in this part of the Sea Front are mainly 2, 2 1/2 or 3 storey in height.

2 Planning History

APP/15/01222 - Construction of 2No. 3 bed maisonettes on top of existing block to create a four storey building and associated parking and landscaping works.,
REF,24/12/2015

APP/16/00584 - 2No. maisonette flats above existing block of 4No. dwellings, new lift enclosure at rear, bin and cycle stores and 2No. car ports. (Resubmission.),
REF,27/07/2016

APP/17/00388 - 2No. 2 bed maisonette flats above existing block of 4No. dwellings, new lift enclosure to the rear, bin and cycle stores and 2No. car ports. Permitted 28th July 2017. **Officer comment:** This is the application proposed to be varied by this

non-material change.

3 Proposal

Application for non-material change to Planning Permission APP/17/00388 in relation to reduction in drying area, alteration to waste bin storage area and minor reduction to both front and rear planter areas.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 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) Effect on neighbouring properties

(i) Principle of development

- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

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

- 5.4 The changes relate to the following items:
Drying area;
Alteration to waste bin storage area;
Minor reduction to both front and rear planter areas.
- 5.5 The drying area has been amended to show two rather than three rotary drying lines, this is considered acceptable.
- 5.6 The bin store area previously was shown to the front of the site in only two bins, the revised proposal relates to bin stores to the rear and for collection at the front. These are required to serve the existing and proposed units. It is noted that bins are stored to the rear of the site in the location of the proposed bin store. The bin store to the rear would be adjacent to an existing 1.8m fence; the application details a covered slatted wooded design with 6 units. There is a pre-occupation condition in relation to bin and bike stores (condition 10) which has yet to be discharged. The bin storage position is considered acceptable in visual terms and the proposed store is of an acceptable design. The front storage area is for collection day and would be enclosed by a landscaping area. These details are considered acceptable.
- 5.7 The alteration to planters to front and rear would improve access to services and allow a side gate to the ground floor units patio areas, these alterations are considered acceptable.

(iii) Effect on neighbouring properties

- 5.8 The alterations to the drying area and planters are not considered to have any significant impact on neighbouring residents.
- 5.9 The bin store area to the rear is in the position of existing storage for four units and is located adjacent to the west boundary fence line. It is considered that the enclosed bin store would have an acceptable impact on the residential amenities of adjoining residents. The frontage bin area is for collection day storage and would again be enclosed with low level planting to the boundary.
- 5.10 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alteration/alterations to drying areas, planters and bin stores are not considered to result in a material change to the extant planning permission and changes are recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00130

(A) subject to the following conditions

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

Site Plan Drawing No. 15-027-05 Rev D

Bin Store detail

Rear boundary fence detail 2.55m high fence with trellis

Reason: - To ensure provision of a satisfactory development.