
Site Address:	39 Meath Close, Hayling Island, PO11 9QN		
Proposal:	Non material amendment relating to change from part pitch/part flat roof to flat roof with lantern.		
Application No:	APP/19/00772	Expiry Date:	04/09/2019
Applicant:	Mr S Robinson		
Agent:		Case Officer:	Ross Leal
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey flat roofed end of terrace dwelling, located to the eastern end of Meath Close in Hayling Island. The rear of the property overlooks a communal green, and a public footpath runs adjacent to the eastern elevation, providing public access to the beach.
- 1.2 The property has elevations of red brick, render, cladding and tiles. The area to the front of the house has been hard surfaced and provides curtilage parking for several vehicles.
- 1.3 The previously permitted extension has been substantially commenced and is nearing completion. At the time of site visit, the flat roof and roof lantern proposed in this application were in place.

2 Planning History

APP/19/00010 - Single storey rear and side extension with part pitch and part flat roof - PERM,12/03/2019

3 Proposal

This is a proposal for a non material amendment to the existing planning permission (APP/19/00010) relating to a change from a partly pitched and partly flat roof to a wholly flat roof with a centrally located lantern. The originally permitted scheme included a lean-to type roof which would have extended up to cill level for of the first floor windows and commenced approximately halfway along the depth of the rear extension. There would also have been a large roof light. The roof as originally permitted would therefore have included side 'gables'.

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

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

5 Planning Considerations

5.1 As detailed in paragraph 3 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. The principle has also been established by the original planning permission.

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

5.4 The revised proposal results in less complex design and whilst a flat roof is not considered ideal, it is considered that the appearance of the revised proposal is not harmful to visual amenity. If anything, the revision reduces the potential visual impact and the simplified appearance would remove any perception on incongruity visually. The roof lantern is centrally located and reasonably modest, resulting in very limited impact. The revised proposal is not therefore considered to be harmful to visual amenity.

The design and appearance of the proposal is therefore 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) and also consistent with the Council Design Guide 2011. It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

5.5 The revised proposal would result in a reduction in the potential for impact on the amenity of the adjoining dwelling, as a consequence of the deletion of the partly pitched roof and consequent reduction in height. There would therefore be a reduction in impact on outlook and on amenity generally.

5.6 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and

also consistent with the Council Design Guide 2011. The proposal is therefore considered to be acceptable.

6 Conclusion

- 6.1 Overall, the proposed revision is not considered to result in a material change to the previously permitted scheme by virtue of scale or impact nor to harm to amenity and the revised proposal is therefore recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00772 subject to the following conditions and informatives:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
3D Drawings (5 in number) of Existing Dwelling with Proposed Extension with Flat Roof & Roof Lantern - Received with Application.
Reason: - To ensure provision of a satisfactory development in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.