
Site Address: 15 Alexandra Avenue, Hayling Island, PO11 9AL
Proposal: Non-material amendment to Planning Permission APP/16/00781 relating to reduction in size of extension.
Application No: APP/18/01280 Expiry Date: 10/01/2019
Applicant: P Henning
Agent: J Moser Case Officer: Bee Crawford
 Design Drawn Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached property and detached garage situated on a generous plot. The property has been previously extended and has a brown tiled pitched and hipped roof and elevations of red multibrick and white render at first floor with a single storey flat roof front extension. The site is level with open vehicular access, a shingle drive, grass and shrubs to the front. There is 1.6 metre high fencing to the south and west and mature shrubs and a hedge to the north. The rear garden is in excess of 28 metres deep, mainly laid to lawn with a patio, a pond, decking and shrubs and is enclosed with 1.6 metre high fencing and mature shrubs to the south and east and a 2 metre high fence and shrubs to the north.
- 1.2 Detached two storey dwellings lie to the north and south, the rear garden of a property in Chichester Avenue is to the rear and a detached bungalow is opposite. The area is of low to medium density with a mixture of large detached two storey dwellings and bungalows and semi-detached bungalows of similar and individual age, style and design.

2 Planning History

APP/16/00270 - Single storey rear extension and two storey side extension, permitted 24/06/2016

APP/16/00781 - Demolition of existing garage and conservatory. Proposed two storey side and rear extension, permitted 21/09/2016.

3 Proposal

- 3.1 The application is for a non-material amendment to Planning Permission APP/16/00781 relating to reduction in size of extension. The single storey rear extension will be reduced in width by approximately 9.6 metres and the single storey front element of the side extension will be removed.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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.
- 5.4 No letters of objection were received with respect to APP/16/00781 from neighbours or consultees.
- (ii) Appropriateness of design and impact on the character of the area
- 5.5 The alteration is to reduce the width of the single storey rear extension by approximately 9.6 metres and remove the single storey front element of the side extension. It is considered the amendment would not change the overall design and is not considered to be harmful in that respect.
- (iii) Effect on neighbouring properties
- 5.6 The proposed change is relatively modest and it is considered it is 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 to reduce the width of the single storey rear extension by approximately 9.6 metres and remove the single storey front element of the side extension, is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01280 subject to the following conditions

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

Drg No. 262.P209_A	Location and proposed block plan
Drg No. 262.E101_A	Existing ground floor plan
Drg No. 262.E102_A	Existing first floor and roof plan
Drg No. 262.E103_A	Existing north and south elevations plan
Drg No. 262.E104_A	Existing west and east elevations plan
Drg No. 262.P204_B	Proposed ground floor plan
Drg No. 262.P205_B	Proposed first floor plan
Drg No. 262.P208_A	Proposed roof plan
Drg No. 262.P206_B	Proposed north and south elevations plan
Drg No. 262.P207_A	Proposed west and east elevations plan

Reason: - To ensure provision of a satisfactory development.