
Site Address: 23 The Strand, Hayling Island, PO11 9UB
Proposal: Application for non-material change to Planning Permission
APP/18/00126 relating to change of proposed materials at first floor level from cladding
boards to brick to match existing house.
Application No: APP/18/00539 Expiry Date: 05/07/2018
Applicant: Mr & Mrs Holt
Agent: Mr Critchley Case Officer: Bee Crawford
 Critchley Architecture and
 Design
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached dwelling and garage situated in a cul-de-sac. It has a brown tiled pitched roof and elevations of red multibrick, cladding and cream painted render. The site is level and open to all boundaries to the front with vehicular access leading to an area of block paving, shrubs and shingle. The rear garden consists of a paved area, shingle and shrub beds, enclosed to all boundaries with 2 metre high fencing.
- 1.2 Modern detached two storey properties are to the south and north, a row of modern three storey terraced town house are opposite and a footpath with private amenity land beyond is to the rear.

2 Planning History

APP/18/00126 - Two-storey rear extension, permitted 15/03/2018.

3 Proposal

- 3.1 The application is for a non-material change to Planning Permission APP/18/00126 relating to change of proposed materials at first floor level from cladding boards to brick to match existing house.

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)
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.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The alteration is to change the materials at first floor level from cladding boards to brick, to match existing house.
- (iii) Effect on neighbouring properties
- 5.5 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 to change the materials at first floor level from cladding boards to brick, to match existing house 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/18/00539 subject to the following conditions

- 1 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Drg no. 18004-101O Location plan and block plan
Drg no. 18002-501C Proposed elevations plan
Reason: - To ensure provision of a satisfactory development.