
Site Address: 3 Swans Walk, Hayling Island, PO11 9TX
Proposal: Application for non-material change to Planning Permission
APP/16/00878 relating to amendment to roof covering to comprise Rheinzinc cladding
and the omission of the following: cat slide roof and first floor projection over garage
entrance and 1No. high level window to kitchen.
Application No: APP/17/01345 Expiry Date: 16/01/2018
Applicant: Mr & Mrs Stallard
Agent: Miss B Pemberton Case Officer: Rachael McMurray
Design & Materials
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a single storey detached dwelling of brick and tile finish, located within a reasonably sized plot at the northern end of Swans Walk, a private cul-de-sac accessed from the north side of Salterns Lane.

The side boundaries of the site are marked by fencing and hedging up to a height of approximately 1.8 metres. There is a small grassed area and parking to the front the site. The rear garden contains two small structures and faces across My Lord's Pond at the head of Mengham Rythe, and slopes downwards from the dwelling with several mature oak trees at the waters edge. On land, the area is predominantly characterised by medium density residential land use – the immediately surrounding dwellings are of a broadly similar style to that on the application site.

The existing dwelling is located outside the Chichester Harbour Area of Outstanding Natural Beauty (AONB), the Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar sites, the Solent Maritime Special Area of Conservation (SAC), the Chichester Harbour Site of Special Scientific Interest (SSSI) and Flood Zones 2 and 3. The proposed development would not take place within any of these areas but the extreme northern water-side edge of the site garden is covered by these designations. The whole site is within the Coastal Zone as defined in the Local Plan.

2 Planning History

APP/15/00503 - Demolition of existing 3 bed detached dwelling and construction of 1No. 4 bed detached house., PERM,28/08/2015

APP/16/00878 - Demolition of existing 3 bed detached dwelling and construction of 1No. 4 bed detached house. (Revised application)., PERM,11/01/2017

3 Proposal

Application for non-material change to Planning Permission APP/16/00878 relating to amendment to roof covering to comprise Rheinzinc cladding and the omission of the following: cat slide roof and first floor projection over garage entrance and 1No. high

level window to kitchen.

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)

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

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 3.1 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 proposed physical alterations which include the removal of catslide roof and first floor projection and a kitchen window, are not considered result in adverse harm to the visual amenity of the area or the adjacent AONB. The proposal to use a Rheinzinc cladding on the roof is considered to be appropriate and this has been further confirmed by Chichester Harbour Conservancy .

(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 alterations are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to <TxtCommPerm01> for application APP/17/01345 subject to the following conditions

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

Proposed elevations - Drwg No. - T355/2 Rev P

Reason: - To ensure provision of a satisfactory development.