
Site Address:	31 Elm Grove, Hayling Island, PO11 9EA		
Proposal:	Application for Non-material change to Planning Permission APP/14/01192 relating to increased height of new parapet; and ridge lifted by approx 200mm		
Application No:	APP/17/01273	Expiry Date:	27/12/2017
Applicant:	Mr Walker	Case Officer:	Tina Pickup
Agent:			
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the western side of Elm Grove, on the southern corner of the entrance to the public car park to the rear. Previously there was a detached single storey timber building on the site, which was formerly the Hayling Island Conservative Club, but the site has now been cleared and enclosed with temporary construction fencing.

To the south of the site there is a two-storey terrace which includes retail/commercial properties on the ground floor and residential at first floor. The terrace has a pitched roof but a parapet wall fronting onto Elm Grove.

To the north of the site is a semi-detached residential property whose boundary also runs parallel with the car park access road. The southern side elevation of this dwelling only has a ground floor window with none at first floor.

The site falls within the Mengham District Centre with the site having a Primary Frontage. This section of Elm Grove is characterised by two storey commercial and residential mixed use buildings.

2 Planning History

95/55832/000 - Erection of a shed to side for storage purposes., PERM,13/12/1995

APP/12/01206 - Demolition of existing timber building. Construction of two storey detached building consisting of 1No. retail unit at ground floor and 1No. 2 bed flat at first floor., WD,07/01/2013

APP/13/00090 - Demolition of existing timber building to redevelop the site with a shop and two bedroom flat over. (Resubmission of APP/12/01206.), PERM,11/03/2013

APP/14/01192 - Demolition of existing timber building and to redevelop the site with a shop and 3No. two bedroom flats over. (Revision to approved scheme APP/13/00090). (Approved 23.01.2015). Request to Discharge Condition No. 2 (28.11.17), PERM,23/01/2015

3 Proposal

Application for Non-material change to Planning Permission APP/14/01192 relating to increased height of new parapet; and ridge lifted by approx 200mm

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

CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
CS4	()
CS6	(Regeneration of the Borough)
DM13	(Car and Cycle Parking on Residential Development)
DM14	(Car and Cycle Parking on Development (excluding residential))

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)
DM21	(Shopfronts, Signs, Security Shutters and Advertisements)
AL3	(Town, District and Local Centres)

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) Impact of proposed changes _
- 5.3 At application stage the aligned building line and parapet that matched exactly the parapet of the buildings immediately to the south was considered a good design solution. However it has proved impossible to find exactly matching imperial bricks. As a result of negotiations it was suggested that instead the parapet feature be marginally altered/increased so that visually this new development reads as a stand alone design rather than a poorly matched attempt at a mirror image. Therefore this amendment proposes lifting the parapet slightly to separate from the neighbouring parapet. This would bookend the terrace and given the circumstances is considered to result in a better feature building that still respects the design principle of the context of the site.

- 5.4 The amendment also proposes a 200mm lift to the ridge - due to the worked up roof truss design that satisfies building regs. This additional 200mm is considered non-material and would largely be proportionate to the increase in parapet.
- 5.5 Overall the two minor amendments to the roof/parapet can be supported as a Non-Material Amendment - with the approved bricks (Loxley Red Multi brick) the development will still respect the terrace and provide a distinctive new development appropriate to the street scene.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01273

(A) subject to the following conditions

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

Drawing No 03C

Reason: - To ensure provision of a satisfactory development.