

Site Address:	Northwood Farmhouse, Northwood Lane, Hayling Island, PO11 0LR		
Proposal:	Application for non-material amendments to Planning Permission APP/16/00638 relating to changes to design and size of windows in north and south facades of approved extension.		
Application No:	APP/17/00960	Expiry Date:	29/09/2017
Applicant:	Mr Repton		
Agent:	Mr Forder	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Hayling West		

1 Site Description

The property is on the Local List of Buildings of Interest, being an 18th Century farmhouse. The stone plaque on the building states 1862. The dwelling has recently been sympathetically renovated but the permission APP/16/00368 for extensions has not yet been commenced on site.

01/54468/000 - Single storey rear extension to kitchen/dining to link with small barn and associated alterations including new roofs to link to existing farm out buildings., PERM.02/01/2002

And current, undetermined application:

Application for Non-Material Amendments to Planning Permission APP/16/00638 relating to changes to design and size of windows in north and south facades of approved extension.

During the determination of this application further amended plans have been received which now propose:

The minor amendments relate to the insertion of a second window in the first floor south elevation of the approved extension; and change of ground floor window in the existing north elevation.

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
DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Conservation Officer

Has been verbally discussed and no objection raised to the amended NMA.

6 Community Involvement

Whilst no Publicity is formerly undertaken for Non Material Applications, nevertheless the application details appear on the Council's website and the following correspondence was received.

Comment	Officer Comment
Would you please attach the window plan for the elevation referred to in the application form. The windows do look directly into our farmyard which is has now been converted into domestic under Permitted Development. Although in principal we agree with the extension we would need further details of the proposed window design on the elevations which overlook the yard.	Plans made public for viewing and author advised of procedure for NMA.

7 Planning Considerations

- 7.1 This application has been submitted under new legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. 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.

- 7.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Visual Impact of proposed changes _

- 7.3 As originally submitted the window changes effectively reverted to the original submission of the application APP/16/00638, before negotiations took place to approve fewer, better proportioned and positioned windows to keep the elevations simpler/less fussy and looking subservient. A different agent/architect has submitted this NMA who was unaware of the original negotiations. Once this was discussed a compromise solution has now been found which leaves the more visually prominent (from the lane and countryside views) north elevation first floor windows as approved under APP/16/00638 in their smaller, subservient form - but the insertion of the second window in the south elevation can be accepted - this elevation is only really visible from the rear garden as boundary trees screen any long distance views.
- 7.4 The change in window style of the ground floor north elevation window is also welcomed - this is currently a poorly proportioned opening (from an earlier extension) and the existing window frame lacks any mullions and muntins and the proposed frame would introduce such detailing and be more sympathetic to the remaining sash style windows in the dwelling.
- 7.5 Overall the amended proposal can be supported as a Non-Material Amendment - they do not in any way affect the overall size, mass, height or position of the approved extension and the visual appearance from any public viewpoint will be unaffected and arguably improved from the replacement of the ground floor window.

8 **Conclusion**

- 8.1 Overall, the proposed amendments are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00960 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Northwood Farmhouse Drawing 17078-11 Revision A
Reason: - To ensure provision of a satisfactory development.