
Site Address: Shallows, Woodgaston Lane, Hayling Island, PO11 0RL
Proposal: Non material amendment relating to removal of the chimney, extension to the porch and alteration to the south facing gable positioning.
Application No: APP/17/00229 Expiry Date: 14/04/2017
Applicant: Mr & Mrs Butler and Keeping
Agent: Mr Randall Case Officer: Rachael McMurray
 Scandia-Hus
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in the countryside at the eastern end of Woodgaston Lane. It contains a detached, two-storey dwelling finished in render, painted white. To the front of the dwelling is a gravel driveway and to the rear is a 120m landscaped garden, with several mature trees which extends down to the waters edge. There are various outbuilding and boat sheds in the garden. A new sea wall was recently constructed on the south boundary of the site.

Residential development exists to the west of the site in the form of detached dwellings. To the east of the site are large grazing fields, Gutner Nature Reserve and beyond that is Chichester Harbour.

The site is located in the Chichester Harbour Area of Outstanding Natural Beauty (AONB), where there are several environmental protection designations. Given its proximity to the coastline, the rear end of the garden is located in a flood risk zone (2 and 3). Woodgatson Lane contains several properties which vary widely in design and massing. Shallows is located in a spacious plot which overlooks the harbour, but is more isolated than other nearby properties which are built more closely together.

2 Planning History

01/65724/000 - First floor extension under new gable to replace existing balcony, PERM,20/11/2001
APP/13/00391 - Fell 1No. Oak; crown raise to 5m 12No. Poplars; all trees within Woodland 1 of TPO 1414., PERM,14/06/2013
GEN/13/00393 - Notice of intention to fell Poplar tree - DDD, ,08/05/2013
GEN/14/00461 - Construction of a new sea wall to replace uneven/damaged existing wall., ,29/04/2014 15:36:42
GEN/15/00128 - Query relating to maintenance and repair of sea wall., ,17/02/2015
APP/15/00534 - Supplementary wall to existing sea defences; cladding to same with associated earthworks., PERM,09/07/2015
APP/15/00775 - Discharge of Condition No. 5 of Planning Permission APP/15/00534., PERM,24/07/2015
GEN/16/00105 - Proposed redesign of property/demolish and re-build, ,06/04/2016 15:15:11

APP/16/00698 - Demolition of existing dwelling, and erection of 6 bed house with attached garage and boathouse. Installation of swimming pool and new terrace (approved 13.10.16). Request to discharge condition No/s 2, 3, 4 and 9 (07.04.17)., PERM,13/10/2016

APP/17/00374 - 2 - See attached foul and surface water drainage layout 3 - See attached floor and site level plans 4 - See attached material board 9 - See attached Construction Management Plan, UNK,07/04/2017

3 Proposal

Non-material amendment relating to removal of the chimney and minor alterations to front and rear gable positioning.

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

N/a

6 Community Involvement

N/a

7 Planning Considerations

- 7.1 As detailed in paragraph 3.1 above, this application has been submitted under 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.

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) Impact upon the character and appearance of the area particularly of Chichester Harbour Area of Outstanding Natural Beauty.
- (iii) Impact upon residential amenity
- (iv) Other considerations

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area particularly of Chichester Harbour Area of Outstanding Natural Beauty.

It is considered that the changes are minor in the context of the overall scheme and as such, any impact would be limited on the appearance of the area and the nearby AONB.

(iii) Impact upon residential amenity

It is considered that the proposed changes would not have any impact on the adjacent residential amenity.

(iv) Other considerations

It is considered that the proposed changes would not adversely affect the onsite trees, or the green winged orchid area.

8 **Conclusion**

The proposed changes are considered to have no material impact and therefore the application is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00229 subject to the following conditions:

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

Proposed GF plan- DN: X01
 Proposed FF plan - DN: X02
 Proposed elevations - DN: X03
 Proposed elevations - DN: X04

Reason: - To ensure provision of a satisfactory development.

