
Site Address: Clear Cottage, Manor Road, Hayling Island, PO11 0QT
Proposal: Application for non-material change to Planning Permission
APP/16/00700 relating to alterations to rear roof to form small flat roof area.
Application No: APP/16/01238 Expiry Date: 29/12/2016
Applicant: Mr Wilson
Agent: Mr P Walker Case Officer: Bee Crawford
 Island Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached dwelling and attached garage, situated on corner of Highworth Lane and Manor Road. It has a grey slate pitched and barn hipped roof and elevations of red multibrick, flint and tile hanging. The site is level with open vehicular access to the front, a gravel parking area, grass and shrubs and a 1 metre high picket fence to the southern boundary and a 1.6 metre high fence to the northern boundary. The garden is to the rear and side with grass and a patio area, enclosed by a 2 metre high fence to the east and a 1.6 metre high fence and shrubs to the south.
- 1.2 Modern two storey detached properties are to the south and opposite, a holiday caravan park is to the rear and a two storey property housing flats is to the north, beyond Highworth Lane. The area is of low to medium density with two storey detached dwellings and bungalows and flats of similar and different age, style and design.

2 Planning History

APP/16/00700 - Two storey side and rear extension, erection of 2 metre wooden fence to front boundary; new vehicular access onto Manor Road, permitted 30/08/2016.

3 Proposal

- 3.1 Application for non-material change to Planning Permission APP/16/00700 relating to alterations to rear roof to form small flat roof area.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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 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.

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
- (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.

5.4 No letters of objection were received with respect to APP/16/00700 from neighbours or consultees.

(ii) Appropriateness of design

5.5 The alterations to part of the rear roof to form small flat roof area rather than twin pitched roofs with a valley (as permitted under APP/16/00700) would not change the overall design and is not considered to be harmful in that respect.

(iii) Effect on neighbouring properties

5.6 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 to part of the rear roof to form small flat roof area 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/16/01238 subject to the following condition

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

Site and location plan
Proposed elevations plan
Proposed section plan

Reason: - To ensure provision of a satisfactory development.