

DELEGATED OFFICER REPORT

Site Address: 9 Orchard Road, Hayling Island, PO11 9JA
Proposal: Application for non-material amendment to Planning Permission APP/18/01018 relating to change of external cladding material and colour.
Application Type: Non-material change
Application No: APP/24/00824 Expiry Date: 27/11/2024
Applicant: Mr Seve
Agent: Case Officer: Selina Donophy
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 **Site Description**

This application site comprises a two storey, detached dwellinghouse located on the north side of Orchard Road, Hayling Island. The elevation are formed from brickwork and there are pitched roof dormers to the front and rear elevations - where the property projects to the rear this has a monopitched roof. Changes have been made to the property under planning application APP/18/01018.

2 **Planning History**

02/52185/002 - Erection of conservatory to south elevation., PERM,12/02/2003

APP/18/01018 - Replacement roof, loft conversion, dormer windows, cladding and render., PERM,23/11/2018

3 **Proposal**

Application for Non-material amendment to Planning Permission APP/18/01018 relating to change of external cladding material and colour.

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
AL1 (Presumption in Favour of Sustainable Development)

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 This proposal seeks to amend APP/18/01018 in relation to the materials used . It is understood the works have already taken place. The Redwood cedar cladding previously proposed is now to be fibre cement cladding in grey. The proposed grey fibre cement cladding is considered to be in keeping with the grey roof tile and is not considered to result in harm to the character of the streetscene.
- (iii) Effect on neighbouring properties
- 5.5 No harm to neighbour amenity has been identified. 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 Place be authorised to **GRANT PERMISSION** for application APP/24/00824

subject to the following conditions

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

18084- 510 A Proposed elevations (east and south) uploaded 31st October 2024

18084- 511 A Proposed Elevations (north and West) and Section uploaded 31st October 2024

Reason: - To ensure provision of a satisfactory development.