
Site Address: 54 Bracklesham Road, Hayling Island, PO11 9SJ
Proposal: Application for non-material change to planning permission APP/22/01104 relating to:
East Elevation - Reduction of window width to the bedroom 2 and dining room. West Elevation - Reduction of window width to the bedroom 1 and 3 and extending window at stair, relocation of the door into the garage to this elevation. North Elevation - Reduction of window height to the bedroom 1 reduction of window width to the kitchen and additional slot window to the second floor snug. South Elevation - Slight movement of the second floor window to the bathroom, slight adjustment to the location of the sliding doors on to the terrace from the first floor dining room, relocating the staircase from the terrace to allow clear access to the garden and reduction of the garage by 60mm leaving clear 900mm to allow for easier carrying of washing to dry on the line. Removal of double doors from garage to the west elevation. There are also some minor amendments to the plans.
Application Type: Non-material change
Application No: APP/24/00013 Expiry Date: 06/02/2024
Applicant: Mr Hewitson
Agent: Miss Stevenson Case Officer: Bethany Crowther
Abigail Stevenson
Architectural Design
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 54 Bracklesham Road is a two storey detached dwelling with accommodation in the roof space to the south of Bracklesham Road. The property has a balcony which overlooks the eastern boundary, a first floor rear terrace and detached garage. The property has a brown tiled pitched roof and elevations of white painted render with cladding to both front and rear gable ends. There is vehicular access to the front which is gravel laid with a block paved walkway which is sited to the front of the property, wraps around to the side, leads to the rear and extends into the patio area. There is fencing to the front, rear and western boundaries. The patio leads to the rear garden which is relatively shallow in depth, laid to lawn enclosed by a 1.8 metre high fence to the southern and western boundaries, and the property's detached garage to the east.
- 1.2 The surrounding area contains a mix of two and three storey detached dwellings and bungalows that are south and north of Bracklesham Close.

2 Planning History

97/53749/002 - Replacement detached garage to rear of dwelling, PERM,10/11/1997
91/53749/001 - Pitched roof to replace flat roof., PERM,09/04/1991
APP/15/01315 - Proposed second floor corner balcony, additions and alterations to fenestration and replacement of balusters with glazed privacy screen., PERM,03/02/2016
APP/22/01104 - Single storey side extension, demolish and rebuild garage, lowering

of ridge height to accommodate replacement second floor with extension and balcony. Replacement glazing and cladding. Internal and external alterations with associated landscaping
, PERM,06/04/2023

3 Proposal

- 3.1 Application for non-material change to planning permission APP/22/01104 relating to:
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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

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

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- 5.3 On the south elevation, the doors to the south of the garage have been repositioned to the west elevation, the stair case relocated 0.9m, the glazing on the first floor relocated 0.2m to the east and the second floor window relocated 0.1m to the east. The proposed changes are relatively small in scale and considered to not lead to an adverse impact on the neighbouring properties or the character of the area. On the east elevation, one window on the ground floor and one window on the first floor are proposed to be reduced in width by 50%. On the north elevation, the approved double doors on the ground floor are proposed to be changed to a window, the window on the first floor is proposed to be reduced in width and a new window proposed on the second floor looking onto Bracklesham Road. On the west elevation the approved two ground floor windows measuring 2.6m in width are proposed to be reduced to 1.5m in width and the ground floor window measuring 1.3m is proposed to also be 1.5m in width. There is a proposed change to install an additional window to the staircase area and extend the approved first floor window in length by 0.3m. The windows would serve a stair case and is not a habitable room. The ground floor window does not require planning permission. The existing west elevation submitted under APP/22/01104 contained a ground floor window in a similar location. The officer report for the application APP/22/01104 states in paragraph 7.12:

The side elevation at no. 54 has two windows on the ground floor and two windows on the first floor. The windows that are sited towards the rear of the property are obscure glazed. Given the location of the windows that are sited towards the front of the property and the use of the proposed windows in the 1st and 2nd floors of the proposal it is considered that there would not be a concern with overlooking or privacy issues.

It is therefore considered that the proposed extension to the first floor window would not lead to an unacceptable impact in terms of privacy and it would not have materially greater impact on the neighbouring property to the already approved level of fenestration.

- 5.4 Overall the proposed changes are acceptable in design terms and considered acceptable in terms of privacy. It is considered that there would not be an unacceptable adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to APP/22/01104 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/24/00013 subject to the following conditions

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

PROPOSED GROUND AND SITE PLAN 211.G

PROPOSED FIRST FLOOR PLAN 212.1

PROPOSED SECOND FLOOR PLAN 213.2 REV A

PROPOSED ROOF PLAN 214.R

APPROVED AND PROPOSED NORTH ELEVATIONS 120 PNE

APPROVED AND PROPOSED SOUTH ELEVATIONS 121 PSE

APPROVED AND PROPOSED EAST ELEVATIONS 122 PEE

APPROVED AND PROPOSED WEST ELEVATIONS 123 PWE

Reason: - To ensure provision of a satisfactory development.