
Site Address: 31 Billy Road, Hayling Island, PO11 0FA
Proposal: Non material change amendment to planning permission
APP/21/00494 relating to change of roof design from hip to gable.
Application No: APP/21/01280 Expiry Date: 24/12/2021
Applicant: Mr S Bull
Agent: Case Officer: David Eaves
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises part of a recently completed residential development in the southern part of Hayling Island. 31 Billy Road comprises a two-storey semi-detached dwellinghouse of red brick and slate effect roofing construction. It benefits from two bedrooms and a conservatory added to the rear pursuant to Planning Permission APP/17/01077.
- 1.2 The dwelling lies approximately 3.5m from its southern boundary with No.29. To the south side of the dwelling towards the front lies its tandem car parking area, with an open area to the rear of that containing a detached shed structure. No 29 to the south lies approximately 900mm off the shared boundary with No.31, with a blank elevation facing the application site.

2 Planning History

APP/17/01077 - Erection of conservatory to rear., PERM,01/12/2017

APP/21/00494 - Single storey side extension., PERM,03/09/2021 **Officer Comment:**
This is the application that is proposed to be varied.

3 Proposal

Non material change amendment to planning permission APP/21/00494 relating to change of roof design from hip to gable.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM13 (Car and Cycle Parking on Residential 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. This proposal also follows a recent grant of planning permission relating to a change in the roof design of a side extension from hipped to mono-pitched and therefore the principle of the extension itself has been previously established.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The side extension is set well back from the front of the house when viewed from Billy Road, and despite the change in roof form will remain visually subservient to the main dwelling. It would have an acceptable impact on the character and appearance of the area in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy).
- (iii) Effect on neighbouring properties
- 5.5 The extension would infill part of the gap between Nos 29 and 31 Billy Road, albeit that this has already been eroded by the introduction of an outbuilding and is screened to a degree by a 1.8m close boarded fence. A gap of approximately 1.7m would remain between the extension and the built form of No.29 Billy Road at ground floor, with the original gap between the buildings at first floor retained. In a street scene comprising a mix of detached, semi-detached and terraced properties, the modest degree of infilling proposed in this case is not considered to harm the character of the area. The change in roof form would introduce a modest increase in the bulk of the roof, however, this is not considered to be harmful to the residential amenities of the adjoining property No.29. It is noted that a resident at No.29 has confirmed that they

have no objection to the change.

- 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 alteration to the roof of the extension 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/21/01280

(A) subject to the following conditions

- 1 The development must be begun not later than 3rd September 2024.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan
Block/Site Plan
Floor Plan and Elevations Drawing No. AF SB 01/02 A

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.