
Site Address: 16 Grand Parade, Hayling Island, PO11 9JD
Proposal: Application for non-material change to Planning Permission
APP/16/00779 relating to amended elevations.
Application No: APP/16/01017 Expiry Date: 03/11/2016
Applicant: Ms Van Der Hendt
Agent: Mr C Hooper Case Officer: Karen Wooden
 C H Planning & Sales
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey property located in south Hayling Island. The property is of multibrick construction with white weatherboarding to the upper section of the house. The property is level and consists of a driveway and integral double garage to the front.

2 Planning History

APP/16/00779 - Part retrospective single story rear extension/orangey.,
PERM,28/09/2016

3 Proposal

- 3.1 Application for non-material change to Planning Permission APP/16/00779 in relation to the roof height of the retrospective extension to the rear.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultees in relation to this application.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

7 Planning Considerations

7.1 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) Visual impact & Impact upon residential amenity

(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. The original application submitted (APP/16/00779) was a retrospective application for a rear extension. The plans submitted showed the extension to have a maximum roof height (excluding the rooflight), to be 2.7m. This application has been submitted as the actual maximum height of the extension (excluding the rooflight) is 3.1m when measured from ground level at the point where the extension meets the dwelling.

(ii) Visual impact and impact on residential amenity

The original application (APP/16/00779) was retrospective and no objections were received in relation to the extension which had been built. This non-material amendment application has been submitted to clarify the measurements of the extension. It will not result in any changes to the height of the existing structure.

8 Conclusion

8.1 It is considered that this non-material amendment is acceptable; the physical height of the extension was known to the neighbour at the time of the consultation period as the scheme was partially retrospective and the roof was on. Also, the difference in the plan height is not great. Taking account of these two factors it is considered the application can be considered as non-material.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01017 subject to the following conditions

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

Annotated Amended Elevations received 4 October 2016

Reason: - To ensure provision of a satisfactory development.

