Site Address:	Land adjacent to, 202 Sea Front, Hayling Island		
Proposal:	Application for non-material change to Planning Permission APP/14/00959 relating to amendment of northern boundary to reflect correct ownership boundary.		
Application No:	APP/15/01195	Expiry Date:	16/11/2015
Applicant:	Mr Ivan Snell Snell Consultancy	Team:	Team 2
Agent:	Mr Matthew Allchurch MAA Architects	Case Officer:	Daphney Haywood
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is vacant land and lies adjacent to No. 202 Seafront. It is located on the seafront on Hayling Island and lies within flood zone 1. Opposite the application site is the beach which is a Site of Special Scientific Interest.

The road is characterised by a large mixture of properties in terms of style and size. The houses are of a variety of styles and periods with detached houses, townhouses and blocks of flats along the seafront. These are set back from the road by varying distances so that there is a staggered building line.

The immediate adjoining property to the east is a larger dwelling faced with white render and to the west there is a smaller rendered detached property with accommodation in the roof. Further to the west there are mainly blocks of flats faced with render, brickwork and timber cladding.

2 Planning History

APP/14/00959 Erection of 1No. 5 bed detached two storey dwelling with integral Approved

APP/11/010200 Erection of 1No. 5 bed detached two storey dwelling with integral garage. 19/10/11 Permission

3 Proposal

Application for non-material change to Planning Permission APP/14/00959 relating to amendment of northern boundary to reflect correct ownership boundary.

4 Policy Considerations

National Planning Policy Framework

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

Having regard to the relevant policies of the development plan it is considered that the main issue arising from this application is:

(i) Adequacy of the site to accommodate the propsoal

The northern boundary has reduced by approx 4m but the garden remains a generous size for the approved dwelling. The reduction in size is not considered to materially impact the ability of the site to accommodate the dwelling nor to adversely impact the character of the area or the amenities of neighbouring properties and approval is recommended.

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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01195

subject to the following conditions

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

Proposed block site plan Dwg No. IS03-P002
Proposed site pan Dwg No. IS03-P010

Reason: - To ensure provision of a satisfactory development.