
Site Address:	172 Sea Front, Hayling Island, PO11 9HP		
Proposal:	Application for non-material changes to Planning Permission APP/14/00649 to install an internal door between garage and corridor, and porthole in front gable end.		
Application No:	APP/14/01307	Expiry Date:	21/01/2015
Applicant:	Mr L Pearson	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

172 Sea Front is a substantial detached two storey property facing the sea-front opposite the public car park. It has a steeply pitched plain tile roof, with white painted stipple render elevations. It is set back from the highway having a grassed front garden behind a low boundary wall, with long side drive adjacent the western boundary with No 174.

The curtilage of the property is staggered such that the eastern half, a paved courtyard style garden, is truncated and only 10m in depth, but the western half, open lawn with a couple of significant trees, extends back a further 40m. To the west, No 174, is a detached older-style chalet dwelling having a barn-hipped gable end with two ground floor and one first floor window facing the application site. This property has a steeply pitched roof detached garage with velux window serving a room in the loft area, set to the rear of the main dwelling, hard up to the boundary with the application site and aligned approximately with the front of the applicants former flat roof out building/garage. The garden of No 174 wraps around the back of their own garage and the area of grass behind is used to sit in the sun both morning and afternoon-adjacent a boundary wall with the application site which is 1.75m high. Abutting the northern boundary of No 174 is the garage of a property in Tudor Close.

Work is currently taking place on site on both APP/14/00649 (garage/annexe) and APP/14/00634 (6m deep single storey rear extension)

2 Planning History

APP/14/00403 - single storey rear extension with pitch roof - Withdrawn 20/5/14
- this was withdrawn by applicant as he had changed his mind on size/location of extension.

APP/14/00634 - single storey rear extension - permitted 14/8/14
- this was the resubmitted scheme having a full width extension of 6m in depth

APP/14/00649 - demolish existing garage and workshop. Construction of new garage and 1No self contained bedroom annexe Permitted 7/10/14

3 Proposal

This application is submitted as a Non-Material Amendment - as originally submitted 3 minor changes were sought:

1. the insertion of an internal door from garage to annexe corridor;
2. addition of rooflight in west roofslope;
3. addition of porthole in front gable of garage

Note - that 1 and 3 have already been implemented on site - but 3 has not

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 Statutory and Non Statutory Consultations

None required

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.

Statutory advertisement: Not applicable.

Number of representations received: N/A

Summary:

Comment:

7 Planning Considerations

- 7.1 Initially it is necessary to consider whether the proposed alterations are appropriate to be considered Minor Amendments. There is no statutory definition of 'non-material' as each amendment will depend on its context. It is considered that the provision of an internal door and the decorative small porthole are very minor changes that do not affect the original development and can be minor amendments. However the insertion

of an additional rooflight, and on the west roofslope such that it would be in close proximity to the neighbour's private rear garden, could be considered a material change to which the neighbour would be entitled to comment. The applicant has been advised of this opinion and has withdrawn the proposed rooflight from this NMA. A formal planning application for the roof light would be needed if it were inserted whilst the site is still under construction, but Permitted development rights would allow for a rooflight to be inserted later, if it met all the conditions of Class C of Permitted Development rules are complied with.

7.2 Therefore, as amended, this NMA seeks only the 2 minor changes - internal door and porthole. 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 the proposed changes

7.3 The proposed porthole in the front gable of the garage has been added to reflect a similar design feature on the front of the house - its addition adds visual interest and character and is considered visually appropriate.

7.4 The internal door, whilst having no external impact, does make it possible for the garage space to be included within the accommodation floorspace in the future. This would be contrary to Condition 4 of planning permission APP/14/00649 which states that: "The garage area within the building hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to further living accommodation." As a NMA the addition of the internal door is acceptable, as the future use of the garage space is controlled through condition 4.

8 **Conclusion**

The proposed amendments are considered to have no material impact and are therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01307, subject to the following condition:

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

Proposed Elevations Drawing No DHA-002 Issue FF
Proposed Plans Drawing No DHA-001 Issue EE

Reason: - To ensure provision of a satisfactory development.