
Site Address:	172 Sea Front, Hayling Island, PO11 9HP		
Proposal:	Application for non-material changes to Planning Permission APP/14/00634 to relocate external door in west elevation to within link building; and increase size of roof lantern to 3m x 3m.		
Application No:	APP/14/01263	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APP/14/00403 - single storey rear extension with pitch roof - Withdrawn 20/5/14
- this was withdrawn by applicant as he had changed his mind on size/location of extension.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 for 2 minor changes::

1. relocate the external door in west elevation to within link building
2. increase size of roof lantern to 3m x 3m

Both these changes have been implemented on site

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

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 relocating of the side door, which was required to enable the link to the annexe, is a very minor change that does not affect the original development and can be considered a minor amendment. With respect to the roof lantern, as approved it was 2m x 3m and was shown as having a

maximum height of 3.8m, but has been installed as 3m x 3m with a maximum height of 4.2m (4m was measured on site as an internal measurement). The additional height, just 0.2m above 'permitted development height', is considered de minimus. There is no material change in external appearance of the development and therefore it is considered appropriate to consider this enlargement as a NMA.

7.2 Therefore this NMA seeks only the 2 minor changes - relocating of side door and enlarged roof lantern. 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 relocated side door will be set within the link that will provide a covered way between the garage/annexe and the kitchen of the main house. Its siting will have no impact on the development or amenity of neighbours.

7.4 The enlarged roof lantern only just protrudes above the surrounding false pitch and does not significantly affect the visual appearance of the scheme as a whole. Whilst neighbour notification does not take place with NMA's the neighbour at No 174 has nevertheless contacted the LPA with his concerns about light emitting from the roof lantern. Regard must be had to the fact that light could also be emitted from the roof lantern as approved, with a largely similar effect - the material difference and additional light as a result of the increased size lantern is very marginal. Similarly, the light from the roof lantern is no more than could be emitted from any first floor side or rear window, or any glazed conservatory which could have been constructed as Permitted Development - the light pollution from domestic extensions is rarely significant enough to result in a loss of neighbouring amenity. It is noted that during construction, the builders have workmen's flood lights inside, which are directed upwards whilst they plaster the ceiling etc. In the long run, the room will be lit with down-lighters and hence once finished and occupied the light emitting from the lantern should reduce. The objector has been advised that he can instead make a light pollution complaint to Environmental Health and they will investigate to consider whether there is a statutory nuisance or not.

7.5 Overall the increase in size of the roof lantern, and its impact, is considered to be very marginal and not sufficient to harm the existing levels of amenity of neighbours.

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/14/01263, subject to the following condition:

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

Alternative Plan Drawing No DH-002 Issue AA

Reason: - To ensure provision of a satisfactory development.