
Site Address: The Meadows, St Peters Road, Hayling Island, PO11 0RP
Proposal: Application for non-material amendment to Planning Permission APP/13/01111 relating to roof detailing and door/window configurations on east elevation.
Application No: APP/14/00456 Expiry Date: 27/05/2014
Applicant: Ms Jackson & Ms Shayler Team: Team 1
Agent: Mr D Brookwell Case Officer: David Eaves
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies to the east side of St Peters Road and is a two storey brick and render house with a clay tile roof.

2 Planning History

APP/13/01111 Single storey rear and side extension. Permitted January 2014

APP/13/01035 Prior notification for single storey development extending beyond the rear wall of the original dwelling, incorporating an eaves height of 2.25 metres and a maximum height of 4 metres. Withdrawn as the development fell beyond 'permitted development' criteria.

3 Proposal

Application for non-material amendment to Planning Permission APP/13/01111 relating to roof detailing and door/window configurations on east elevation.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

N/A

6 Community Involvement

As this is a non-material amendment application publicity was not required.

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) Impact on the character and appearance of the area
- (iii) Impact on neighbouring residents
- (iv) Flood risk

(i) Principle of development

7.2 The principle of the extension to this property has been established by planning permission APP/13/01111 and the current proposal seeks minor amendments to this permission.

(ii) Impact of the changes on the character and appearance of the area

7.3 The proposed changes to fenestration and the inset of existing first floor windows into the roof slope are modest and are not considered to have any significant impact on the character and appearance of the area.

(iii) Impact on neighbouring residents

7.4 The dwelling is in an isolated position and the proposals would not impact on neighbouring residents.

(iv) Flood risk

7.5 The proposals do not result in any change to flood risk which were addressed in the original planning permission.

8 Conclusion

8.1 The proposed amendments to the approved scheme are considered modest and acceptable. They are considered to result in no additional impact on the character and appearance of the area or the amenities of neighbouring residents. There is no increase in flood risk. The proposals are therefore considered to be acceptable as a non-material amendment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00456

(A) subject to the following conditions

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

Site Location Plan Licence No: 100047474

Block Plan Licence No: 100047474

Elevation and Part Floor Plan Drawing Number 649/4

Reason: - To ensure provision of a satisfactory development.