
Site Address: Aquilo, Marine Walk, Hayling Island, PO11 9PQ
Proposal: Application for non-material change to windows to west elevation, and changes to the boundary wall, (flint blocks in lieu of timber panels, pier caps added).
Application No: APP/14/00947 Expiry Date: 13/10/2014
Applicant: Mr & Mrs C Hobbs Team: Team 1
Agent: Case Officer: Steve Weaver
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Marine Walk is located within the urban area, in the south east of Hayling Island.
- 1.2 Aquilo is a detached house located on a corner plot between Marine Walk and Selsmore Avenue. The land to the north of the property is level and contains space for parking 3 vehicles. The north and west boundary is represented by a large hedge of approximately 3 metres in height.
- 1.3 There are residential properties to the north, east, south and west of the site.

2 Planning History

APP/12/00635

Single storey front extension to form granny annexe. Erection of new 1.8m boundary wall with gates onto Marine Walk and Selsmore Avenue following removal of existing hedge. Permitted and part implemented (extensions and part of boundary wall).

3 Proposal

This application seeks permission for amendments to the permitted APP/12/00635 scheme as follows:

- (a) Boundary wall insert panels to comprise flint blocks rather than larch lap panels (already part implemented);
- (b) Pier caps added to boundary wall (already part implemented);
- (c) Revisions to fenestration details on west elevation (implemented).

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011 CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not applicable to a NMC application

6 Community Involvement

Not applicable to a NMC application

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 upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The principle of extensions to the existing property and the construction of a boundary wall to replace the northern/western boundary hedge was accepted under APP/12/00635, and this application seeks to establish whether the changes proposed can be considered as 'non-material amendments'.

(ii) Impact upon the streetscene

The changes proposed to the west elevation of the extension approved under APP/12/00635 are well screened by the existing boundary treatment from the street scene, and would continue to be so once the approved boundary wall is constructed.

With regard to the boundary wall, the fundamental height, alignment and brick plinth/pier detailing remains as originally approved. The use of flint block panels in lieu of the approved larch lap panels is considered a similarly robust (and better quality) boundary treatment, and is an operation which could have taken place under normal permitted development rights had the wall been constructed in accordance with the originally approved plans. Part of the boundary wall has already been constructed in this manner, and no representations have been received about its construction.

The introduction of pier caps is considered to be a 'de minimis' operation in itself.

(iii) Impact upon residential amenity

The changes proposed to the west elevation of the extension approved under APP/12/00635 are well screened by the existing boundary treatment from any neighbouring properties, and would continue to be so once the approved boundary wall is constructed.

With regard to the boundary wall, this lies at the junction of Marine Walk and Selsmore

Avenue, and as such is a considerable distance from adjoining properties. The changes to the detailing of the wall do not affect its overall height and impact as viewed from adjoining properties, and could be regarded as a permitted development change were the original consent to be implemented in full. There is therefore considered to be no prejudice caused to nearby residential amenity by the implementation of the proposals the subject of this application.

8 Conclusion

The various changes proposed are considered not to prejudice any street scene or residential amenity issues and could have been carried out as 'permitted development' operations following the implementation of the original APP/14/00635 scheme in full. It is therefore considered appropriate for them to be regarded as 'non-material' amendments to that scheme.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00947 subject to the following conditions:

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

Proposed Elevations Drawing No. 05/0401/03 Rev B received 15 September 2014

Proposed Block Plan and Proposed Boundary Wall Elevation (west) Drawing No. 05/0401/01 Rev C received 15 September 2014

Reason: - To ensure provision of a satisfactory development.