
Site Address:	Oak House, Woodgaston Lane, Hayling Island, PO11 0RL		
Proposal:	Application for Non Material change relating to modifications to all four elevations.		
Application No:	APP/14/00228	Expiry Date:	28/03/2014
Applicant:	Mr E Johnson	Team:	Team 1
Agent:	Mr Anthony Brown	Case Officer:	Heather Lealan
	Dwell Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a two storey detached dwelling which has been extended by a variety of extensions and additions over the years. It was constructed in the 1960's and the subsequent additions have resulted in a building which lacks cohesion of design in terms of its external appearance from all elevations. The dwelling is set centrally within the site and parking is located to the south east of the dwelling house which is accessed by a centrally positioned tarmac drive.
- 1.2 To the north and east of the site are open fields and to the south of the site lies a detached dwelling located some 35m from the dwelling within the application site. To the west on the opposite side of the road are detached single storey dwellings.
- 1.3 The site has a number of trees located both centrally and towards the site boundaries. The applicant has provided confirmation that the property is not visible from Chichester Harbour.

2 Planning History

90/55374/000

Rebuilding of existing double garage and extension to balcony over - Permitted

00/55374/002

Conservatory to rear - Permitted

APP/13/00567

New single storey extensions over existing ground floor extensions, new two and a half storey rear extension. Increase in ridge height and new porch to front extension, modifications to existing bell mouth and new domestic garage - Permitted 7/10/13.

3 Proposal

Application for Non Material change to planning permission APP/13/00567 relating to modifications to all four elevations.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

North East Hayling Residents Association -

Although it does include a little more glazing, it is not such an amount as would deem a new application. However, we are concerned about the opening up of the site. I haven't checked it out against the approved site plan, but we did notice that there are quite precise requirements for protecting the existing trees apart from the two that can be felled. The boundary hedges are supposed to be maintained to 3 m high and reinforced with additional planting. It may be prudent for yourself or your tree officer to check this out in the light of additional full height glazing etc

Comment - It is not considered that the changes to the glazing on the elevations of the dwelling will have an impact of hedges and trees. The conditions placed on the full planning permission will still be in force should this minor amendment application be permitted.

6 Community Involvement

Not applicable for an NMA 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

7.2 The application site is located within outside of the defined urban area, however the scheme proposes changes to an existing dwelling and it is therefore considered that, in principle, the proposal is acceptable subject to the development control criteria set out below. The only change that is considered not in accordance with the initial permission is the changes to the design of the glazing to all elevations.

(ii) Effect on design of building and character of area

7.3 The design concept of the overall building and its impact on the character of the area is not significantly altered by the proposed changes to the glazing - the changes principally involve a deepening of the existing approved areas of glazing and do not result in any new areas of glazing being opened in elevations that previously were unglazed.

(iii) Effect on amenity of existing neighbours and future residents

7.4 In terms of the impact on neighbouring properties, whilst there were objections to the proposal in terms of design and light pollution from windows, the additional glazing

now proposed is predominantly over floor plates and so additional light pollution to a detrimental level will not be created. The change of sizing of the windows will not overlook or increase the degree of overlooking to neighbouring properties, which are set some distance away from the site, to any greater degree than the previous approved scheme. and therefore the proposed changes can be considered as non material in this respect.

- 7.5 It is considered that the changes are acceptable in terms of the future residents amenity.

8 Conclusion

- 8.1 The proposed amendments to the approved scheme, which involve a limited deepening of a number of the approved windows to all elevations, is not considered to give rise any significant impact to the character of the area, the design of the building, or neighbouring properties. It can therefore be considered as non-material.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00228 subject to the following condition:

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

Revised Proposed Elevations and Floor plans Drwg.No's 13011-14, 10, 11, 12
received 28 February 2014

Reason: - To ensure provision of a satisfactory development.