
Site Address:	33 St Thomas Avenue, Hayling Island, PO11 0ET		
Proposal:	Non-material amendment in relation to size of, and changes to, windows and doors.		
Application No:	APP/14/01130	Expiry Date:	24/11/2014
Applicant:	Mr Kinsey	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with a double garage (joined to the dwelling by a wall with access to the rear garden), on a generous plot which is set back at the end of a cul-de-sac. It has a grey tiled pitched roof and elevations of white render and stone cladding. There is vehicular access to the front of the property with a driveway, an area of hardstanding and grass. The front garden is enclosed by a mature hedge in excess of 3 metres high and there is a 1.6 metre high wall and railings to the west of the property enclosing the rear garden. The rear garden is level and is mainly laid to lawn with a variety of shrubs, a shed and an outdoor swimming pool which is currently covered. The rear garden is enclosed by a mature hedge in excess of 3 metres high to all boundaries.
- 1.2 To the west of the site is a two storey detached property of individual age, style and design which is set back from the road via a private drive, and to the east is a two storey detached property of individual style and design. The highway is opposite the site and the rear gardens of properties in St Helens Road lie to the south. The area is of medium density with a mixture of two storey detached and chalet style dwellings and bungalows of individual design and similar age range.

2 Planning History

- 2.1 APP/14/00091 - Single storey rear extension, permitted 04/04/2014.

3 Proposal

- 3.1 The application is for a non-material amendment to Planning Permission APP/14/00091 (single storey rear extension) in relation to the design and size of the proposed windows and doors.

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Planning Considerations

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under new legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 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) Appropriateness of design
 - (iii) Effect on neighbouring properties
- (i) Principle of development
- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.
- 5.4 No letters of objection were received with respect to APP/14/00091 from neighbours or consultees.
- 5.5 No conditions were put on the previous approval, therefore the application can be considered as non material.
- (ii) Appropriateness of design
- 5.6 The proposed changes to the design and size of the windows and doors would not alter the overall scheme and is not considered to be harmful in that respect.
- (iii) Effect on neighbouring properties
- 5.7 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

6 Conclusion

- 6.1 Overall, the proposed changes to the design and size of the windows and doors are

not considered to result in a material change to the extant planning permission and the change is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01130

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