
Site Address: 12 Wittering Road, Hayling Island, PO11 9SP
Proposal: Application for non-material changes to Planning Permission
APP/13/00855 in relation to alteration to extent of glazing and louvered screening to rear elevation.

Application No:	APP/14/00840	Expiry Date:	05/09/2014
Applicant:	Mr & Mrs R Peters	Team:	Team 1
Agent:	Mr N Yeates	Case Officer:	Heather Lealan
	Yeates Design LLP		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

Site Description

- 1.1 Wittering Road is a residential road located in the south east of Hayling Island. The road is characterised by large detached houses which benefit from front and rear gardens and off road parking.
- 1.2 12 Wittering Road is a detached two-storey 'Art Deco' house in a brick finish, backing onto Sandy Point Lagoon and visible from the public footpath and wider harbour to the east. The AONB boundary cuts across the site and adjacent plots so that the harbour-facing parts of the buildings and grounds lie within the boundary, but the street frontages do not. The application property forms part of a row of distinctive 'Art Deco' properties which are finished in a mixture of light coloured render, brickwork and timber cladding.
- 1.3 The property benefits from first floor terraces (balconies) on two sides.

2 Planning History

APP/12/00782

Two storey front extension; single storey rear extension; extension of rear and side roof terrace and external staircase to rear; new cladding and overall refurbishment
This application sought permission for a two-storey front extension, single-storey rear extension and a general remodelling of the property. The building would be finished in an off-white render at ground floor level, with recessed windows with dark aluminium frames, and timber cladding at first floor level. Windows would be given a greater vertical emphasis than the existing windows and timber louvers would cover parts of the glazing. In addition, a brise soleil would sit over the eastern first floor glazing. The harbour-facing elevation would include extending the single-storey element 1.65m further towards the harbour, with curved edges and a wire balustrade surrounding an extended first floor terrace - Granted consent at Development Management Committee, decision issued 9 October 2012.

APP/13/00487

Demolition of existing 4 bedroom single family dwelling house and replacement with 5-bedroom single family dwelling house - Permitted

APP/13/00855

This scheme is currently under construction and proposed the demolition of previously existing 4-bedroom single family dwelling house and replacement with 5-bedroom single family dwelling house. (Revised Application). The previous scheme APP/13/00487 proposed that the new dwelling would be orientated such that the rear elevation would face directly east directly down that application site's rear garden rather than as existing slightly south east across the neighbouring dwelling. This scheme had the same outlines as existing house along with the previously approved rear extension APP/12/00782, with minor changes to the outline of the front elevation.

3 Proposal

Application for non-material changes to Planning Permission APP/13/00855 in relation to alteration to extent of glazing and louvered screening to rear elevation. 1st floor window WF04 is omitted and the opening infilled and clad with the cedar cladding.

The edge of window WF06 is moved out to line up with the edge of the terrace.

4 Policy Considerations

National Policies

The National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Planning Considerations

5.1 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

5.2 The application site is located within the defined urban area. The changes that are being considered not in accordance with the initial permission are the changes to the first floor glazing to rear elevation.

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

5.3 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 and terrace wall.

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

5.4 In terms of the impact on neighbouring properties, whilst were previous objections to the proposal in terms of design and overlooking from windows, the glazing is now

being proposed to be lessened towards the neighbouring property from which the objection was received and it is considered that overall the changes would reduce any possible overlooking from the scheme as previously approved. 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.

- 5.5 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 are 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/14/00840 subject to the planning conditions applied to the Planning permission APP/13/00855 and the following condition

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

Proposed Elevations 528/GA/008 rev K received 4 September 2014
Proposed Floor Plans 528/GA/104 received 4 September 2014

Reason: - To ensure provision of a satisfactory development.