
Site Address:	126-126A Elm Grove, Hayling Island, PO11 9EH		
Proposal:	Application for non-material change to Planning Permission APP/12/01150 relating to the addition of front porches.		
Application No:	APP/14/00643	Expiry Date:	18/07/2014
Applicant:	Mr J Cassidy Pennant Ltd	Team:	Team 1
Agent:	P Walker MRICS	Case Officer:	Heather Lealan
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located to the east side of Elm Grove to the rear of a ground floor hairdressers. Access is taken from Legion Road. The site was previously used as a taxi office and parking; the office has now been demolished. Surrounding development comprises a two storey flat roof unit to the west with hairdresser at ground floor and residential accommodation at first floor level.

2 Planning History

06/71638/000

Removal of taxi office and store. erection of 2no.2 bedroom flats with parking - refused

The proposal by reason of its form and proximity to adjacent buildings would result in a cramped and congested appearance in the streetscene, detrimental to the visual amenities of the area. The proposal would thereby conflict with policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

The proposed development would constitute an undesirable over-intensive use of the site which would not provide satisfactory living conditions for the occupants and would have an adverse effect on the amenities of occupiers of adjoining properties. The proposal would thereby conflict with policies and proposals UB3 of the Hampshire County Structure Plan 1996-2011 (Review) and D1 and H2 of the Havant Borough District Wide Local Plan 1996-2011.

07/71638/001

Removal of taxi office and store. Erection of 2no.1 bedroom flats with parking - permitted

APP/12/01150

Erection of 1No. pair of semi-detached houses comprising 1No. 1 bed house and 1No. 2 bed house, with access from Legion Road. - Permitted and all conditions now discharged.

3 Proposal

Application for non-material change to Planning Permission APP/12/01150 relating to

the addition of front porches.

4 Policy Considerations

National Policies

The National Planning policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: N/A

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) Impact of proposed changes

- 7.2 It is considered that the proposed introduction of a enclosed front porches would not impact the appearance of this pair of dwellings within the streetscene negatively. The proposed change to the development as permitted concerns the ground floor section of the scheme and accords with the general design of the dwellings.

8 Conclusion

- 8.1 The proposed amendment to the approved scheme 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.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00643 subject to the following conditions

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

Proposed Elevations Plan 1 received 20 June 2014
Proposed Ground Floor Layout Plan 2 received 20 June 2014
Proposed Section Plan 3 received 20 June 2014
Proposed First Floor Layout Plan 4 received 20 June 2014
Proposed Site/Location Plan 5 received 20 June 2014

Reason: - To ensure provision of a satisfactory development.