
Site Address:	3 Glebe Close, Hayling Island, PO11 0LB		
Proposal:	Application for non-material changes to Planning Permission APP/13/00201 relating to changing a window to a door.		
Application No:	APP/13/01128	Expiry Date:	09/12/2013
Applicant:	Mr D Edwards	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Richard Nash
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached two storey dwelling of traditional character and brick and tile finish, located within a modest plot on the east side of Glebe Close, with a rear boundary with West Lane. The front boundary of the site is open, with the side and rear boundaries being marked by mature hedging and panel fencing to a height of approximately 1.8 metres. The area is predominantly characterised by low to medium density residential dwellings of a broadly similar character.

2 Relevant Planning History

APP/13/00201

Two storey side extension following removal of existing garage. Approved.

3 Proposal

The current application has been submitted retrospectively and requests a non-material amendment to the design of the extension approved under APP/13/00201, comprising the replacement of a ground floor rear window with a 'patio' style door.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

As a submission of this nature is not an application for planning permission, the legislative provisions relating to statutory consultation and publicity do not apply. The Council therefore has discretion in whether and how it chooses to inform other

interested parties or seek their views. In this case, additional consultation was not considered necessary in respect of the proposed amendment.

6 Community Involvement

Again, publicity was not considered necessary in respect of the proposed amendment. However, APP/13/00201 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: 10

Number of site notices: Nil

Statutory advertisement: Not applicable

Number of representations received: Two from one address (1 Glebe Close).

Summary: Due to unusual layout of the houses proposal would block daylight and sunlight especially during winter. Would also result in loss of privacy in the garden, garage and house. Believe plan is out of character for a small cul-de-sac location.

Comment: It is considered that the requested non-material amendment does not result in any material additional impact in these respects.

7 Planning Considerations

The principle of the development has been established under APP/13/00201. It is therefore considered that, having regard to the relevant policies of the development plan, the main issues arising from this application are:

(i) Impact on application site and locality and neighbouring amenities

The door is in place on site and is considered to be of an appropriate scale and design within the context of both the extension and the principal dwelling. Due to its position within the site, it is considered that the door does not have any material impact on the wider locality or neighbouring amenities.

8 Conclusion

The principle of the extension to the property has been established by a previous planning permission and the proposed amendment to the approved scheme has no additional material impact in terms of planning considerations. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to grant permission for application APP/13/01128.