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|-----------------|--------------------------------------------------------------------------------------------------------|---------------|------------------|
| Site Address:   | 10 Fernhurst Close, Hayling Island, PO11 0DT                                                           |               |                  |
| Proposal:       | Application for non-material change to Planning Permission APP/12/1228 relating to style of flat roof. |               |                  |
| Application No: | APP/14/00458                                                                                           | Expiry Date:  | 27/05/2014       |
| Applicant:      | Mr Diment                                                                                              | Team:         | Team 2           |
| Agent:          |                                                                                                        | Case Officer: | Rachael McMurray |
| Ward:           | Hayling West                                                                                           |               |                  |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site comprises a detached bungalow in a residential area of Hayling Island. The street scene is characterised by mainly bungalows of a similar size and design. No. 10 has an attached garage on the side elevation and a front area of hard standing for on-site parking. The rear garden is laid to lawn and enclosed by a 1.8m high boundary fence. There is a conservatory on the rear elevation.

## **2 Planning History**

APP/12/1228

Rear extension in place of the existing conservatory. Approved.

## **3 Proposal**

Application to change the roof style of the extension from pitched to flat.

## **4 Policy Considerations**

National Policies  
NPPF

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

## **5 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 the proposed change

- 7.2 The change would involve the rear extension having a flat roof instead of a pitched roof. This would be appropriate in a design context. By having a flat roof, the extension would have less impact on the neighbouring properties as the height would be reduced.

## **8 Conclusion**

The application is considered to be acceptable and a non material amendment is recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to grant a non material minor amendment to Planning Permission APP/12/01228 for application APP/14/00458

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

Proposed elevations and section - Drwg No. A103 V7

**Reason:** - To ensure provision of a satisfactory development.