
Site Address: 22 Wittering Road, Hayling Island
Proposal: Application for non-material changes to Planning Permission
APP/12/00220 in relation to reducing the size of the replacement detached garage
authorised by that permission.
Application No: APP/13/01097
Applicant: Mr M Farrer
Agent:
Ward: Hayling East

Expiry Date: 03/12/2013
Team: Team 1
Case Officer: Heather Lealan

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 22 Wittering Road is a detached 1920's flat roofed, two storey dwelling which lies adjacent to the Chichester Harbour AONB. The dwelling has an existing garage located to the south of the site. The boundaries are well screened by mature vegetation.
- 1.2 The site has a good sized enclosed rear garden. To the east of the site is Chichester Harbour.

2 Planning History

APP/12/00220
Replacement detached garage - Permitted

3 Proposal

Application for non-material changes to Planning Permission APP/12/00220 in relation to reducing the size of the replacement detached garage authorised by that permission.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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
- (ii) Effect on neighbours and appearance of building
- (iii) Effect on amenity of any future residents

(i) Principle of development

5.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria. The only change that is now considered not in accordance with the initial permission is the reduction in size of the replacement detached garage.

5.3 The only condition placed on the application in relation to the garage was that it wasn't turning into living accommodation. As this revised application retains a single garage and sufficient parking to the front of the dwelling will remain, it is considered that this application can be considered as an NMC. No objection was received in regard to the initial application.

(ii) Effect on neighbours, adjacent highway and appearance of building

5.4 The design concept of the overall garage building is not significantly altered by the proposed change but reduces in size and will not impact neighbours to a detrimental extent.

5.5 Sufficient parking will remain on site

(iii) Effect on amenity of any future residents

5.6 It is considered that the change is acceptable in terms of the future residents amenity.

6.0 Conclusion

6.1 The proposed change is unlikely to lead to an adverse impact to neighbouring properties, adjacent highway or the character of the building within the streetscene. It is recommended that the proposed changes are considered to be non material.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01097 subject to the following conditions

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

Location Plan, Block Plan and Proposed Elevations Drwg.No 3021.004 rev A received 5 November 2013

Garage Sections and Floor Plans Drwg.No 3021.003 rev B received 5 November 2013

Reason: - To ensure provision of a satisfactory development.