
Site Address:	32 Chichester Avenue, Hayling Island, PO11 9EZ		
Proposal:	Application for non-material changes to Planning Permission APP/12/01321 in relation to the roof and eaves.		
Application No:	APP/13/00692	Expiry Date:	23/08/2013
Applicant:	Mr T Brown	Team:	Team 2
	Hillcrest Care Ltd		
Agent:	Mr R Winzar	Case Officer:	Richard Nash
	Axis Architecture Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey residential home, constructed of brick and render with a tiled roof and located within a generous plot on the eastern side of Chichester Avenue, south of its junction with Ramsey Road. The site is bounded by fencing and mature hedging. The area is predominantly characterised by medium density residential development of a range of designs. Although having the character and general appearance of a dwelling house, the application building is larger than most others in the locality.

2 Planning History

GEN/10/00547: In responding to an enquiry, the Council indicated that the application site had an existing Class C2 (Residential Institutions) Use.

APP/12/01321: Two storey extension to provide additional bed sitting room and new entrance lobby. Approved.

3 Proposal

The current application proposes a non-material amendment to the roof design of the scheme approved under APP/12/01321. As a result the eaves and ridge of the extension would run in line with those of the existing building, rather than at a slightly lower level (by approximately 0.5 metres in each case).

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Supplementary Planning Guidance forming part of the HBLDF Borough Design Guide

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/12/01321 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: 6

Number of site notices: 1

Statutory advertisement: Not applicable

Number of representations received: 1

Summary: Impact on light and privacy - shading of garden - north facing window facing directly down to sitting room and bedroom; Site is a large house - extreme in this locality; Existing traffic problems with care workers and ancillary staff blocking driveway - extension would increase this problem; Residents frequently loiter outside house smoking, swearing and littering - extension will increase capacity and therefore these problems - and also noise nuisance; Entrance lobby would be situated on north side of building, increasing foot traffic and noise on this side.

7 Planning Considerations

The principle of the development has been established under APP/12/01321. 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 street scene
- (ii) Impact on neighbouring amenities

By raising the overall position of the roof, the proposed amendment would effectively increase the bulk of the extension by adding a 'slice' of approximately 0.5 metres in depth, 10 cubic metres in volume and 2 square metres in area (in terms of the elevation facing the neighbouring property to the north). It is considered that this would not result in a material degree of impact on the character and appearance of the application site.

The overall proposal would remain largely screened from public view and, when viewed from the property to the north, would remain backdropped by the existing building. A daylight assessment has been carried out using the criteria contained within the Borough Design Guide. On this basis, the proposal would not restrict

daylight provision to a detrimental degree. Potential shadowing has been assessed by applying a 45 degree angle from the roof of the proposal. This suggests that the raising of the proposed roof would result in a relatively small area of additional shadowing to the garden of the adjoining property during part of the day. However, given that this garden is of a quite generous size and additional shadowing would be within the context of that resulting from the existing building and boundary fencing, it is considered that the degree of additional impact could not be considered as being material in this case.

8 Conclusion

The principle of the extension of the property has been established by a previous planning permission and the proposed amendment to the approved scheme would have 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/13/00692.