
Site Address: 202 Sea Front, Hayling Island, PO11 9HR
Proposal: Application for non-material change to Planning Permission
APP/13/00302 relating to front dormer changing tiles hanging facade with cladding,
replace render under porch with cladding.
Application No: APP/14/00777 Expiry Date: 20/08/2014
Applicant: Mr McKenzie Team: Team 2
Agent: Case Officer: Rachael McMurray
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located at the south of Hayling Island, facing onto the seafront. It comprises of a two storey, detached dwelling of brick and tile construction with a pitched roof. The dwelling is an 'L' shape with a large, curved bay window section on the front elevation. There is also a flat roof dormer window on the front roof elevation. The front garden is laid to lawn and enclosed by a low boundary wall. There is an area of hard standing to the front of the integral garage. The rear garden is also laid to lawn and is enclosed by a 1.8m high fence and brick wall in parts. There is a form of semi-mature hedging located at various points along the rear boundaries. The site to the east of the application site is a vacant plot and to the west lies a block of three-storey apartments.

2 Planning History

APP/13/00302

Revised application to APP/12/00847 to include; Single storey rear extension; first floor balcony to front elevation with revised and extended dormer window. Approved.

3 Proposal

Non material change to PP APP/13/00302 relating to front dormer changing tiles hanging facade with cladding, replace render under porch with cladding.

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 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) Impact of the proposed changes

5.2 The changes to the cladding of the dormer from tile hanging to teal composite cladding would appear visually different however, given the coastal / sea front location, this material and colour would not be out of context. Furthermore, several other properties along the Sea Front include cladding of this style. The use of the same cladding under the ground floor window would achieve a more visual cohesive flow which would benefit the appearance of the property.

8 Conclusion

The proposal changes are not considered to result in a material change to the property and therefore a non-material minor amendment is approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **APPROVE A NON MATERIAL CHANGE TO APP/13/00302** for application APP/14/00777