
Site Address:	145 Havant Road, Hayling Island, PO11 0LE		
Proposal:	Application for non-material changes to planning permission APP/11/01585 in relation to the windows.		
Application No:	APP/13/00972	Expiry Date:	29/10/2013
Applicant:	Miss G Richardson	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling with a pitched roof and side gable end section. The dwelling is rendered cream and is set back from the main highway by a gravel access road which leads to paddocks. The dwelling has been extended to the side by a flat roof conservatory.
- 1.2 To the north is a side access to the paddock screened by a hedgerow and beyond this the side elevations of a detached dwelling.
- 1.3 To the south east is a semi detached bungalow which is extremely small in size.
- 1.4 To the west is a paddock and stables.
- 1.5 A 1.8m fence encompasses the rear garden

2 Planning History

APP/11/01585
Two storey side extension.
Permitted. 09/02/2012

3 Proposal

- 3.1 The application seeks to make a non material amendment to application APP/11/01585 changing a round window in the south elevation at first floor level to a semi circle.

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 Community Involvement

This application 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: 1

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 0

6 Planning Considerations

6.1 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
- (iii) Effect on the character of the existing dwelling

(i) Principle of development

6.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

6.3 A condition was added to application APP/11/01585 removing Permitted Development rights specifically any further windows at first floor level in the south or east elevations. The proposed window is in the same location as the permitted window. It is therefore not considered to be an additional window. The application to make such a change does not compromise this condition and can therefore be considered as non material.

6.4 Under application APP/11/01585 a letter of objection was received from the neighbouring dwelling (141 Havant Road) highlighting concerns relating to overlooking from the south. Consequently No.141 Havant Road have been notified of the proposed change to the window in the south where comments were welcomed. To date (28th October 2013) no correspondence has been received from this neighbour. It is therefore considered that no objection is raised from the neighbour.

(ii) Effect on neighbours

6.5 The proposed alteration to the first floor window is noted to be slightly wider than the original permission but is however less in height. The design of the window tapering in height at the sides contains overlooking to the centre of the window. This may reduce some of the perception of overlooking and actual overlooking. Overall the surface area of the proposed window compared to the original consent is thought to be very similar. It is unlikely that the proposal would lead to adverse impact to neighbouring dwellings or an increase in overlooking. The alteration can therefore be considered as non

material.

(iii) Effect on the character of the existing dwelling

- 6.6 The proposed change still provides some design merit to this elevation of the dwelling and is considered to have a positive impact on this blank gable end. The proposed change is unlikely to lead to an adverse impact to the character of the dwelling.

7 Conclusion

- 7.1 The proposed change does not breach any planning condition as stipulated under reference APP/11/01585. The neighbouring dwelling has also had the opportunity to comment without objection. The proposed changes are unlikely to lead to a further loss of privacy and it is unlikely that the change would lead to an adverse impact on the character of the dwelling. Consequently it is considered that the proposed change is non material to application APP/11/01585.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00972