
Site Address:	38 Hollow Lane, Hayling Island, PO11 9EX		
Proposal:	Application for non-material changes to window and roof lantern.		
Application No:	APP/14/00159	Expiry Date:	17/03/2014
Applicant:	Mr P Phillips	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey dwelling of traditional character and render and tile finish located within a generously sized plot on the south side of Hollow Lane, to the west of its junction with Alexandra Avenue. There is a small detached garage to the front of the dwelling and the site has established boundary treatment comprising hedging and fencing. The area is broadly characterised by residential development of low to medium density.

2 Planning History

APP/13/01199 Demolish existing utility room and erect single storey side extension. Approved.

07/72024/000

Rear two storey extension. Approved.

3 Proposal

Application for non-material changes to windows and roof lantern. The changes relate to the blocking in of what becomes an internal window between the lounge and proposed utility, and the deletion of the proposed roof light over the proposed utility.

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 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issue arising from this application is:

(i) Appropriateness of the Design

The proposed changes will have minimal impact on the appearance of the proposed extension and are not considered to result in a material change, nor would they have an adverse impact on the neighbouring properties or wider environment.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant a Non Material Amendment to Planning Permission APP/13/01199 under application APP/14/00159

subject to the following condition

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

Floor plan 1349-301C
Elevations and roof plan 1349-402A

Reason: - To ensure provision of a satisfactory development.