
Site Address: 386 Sea Front, Hayling Island
Proposal: Application for non-material amendment to Planning Permission APP/11/01818 relating to re-profile of glazing around second to third storey staircase; change of material of short length of third floor side elevation from red brick to render; slight reposition of oriel windows WT01 and WT06 and minor alignment of section of third floor rear wall.
Application No: APP/13/00561
Applicant: Mr B Parker
Agent: Mr R Pullen
Ward: Hayling West

Expiry Date:	08/07/2013
Team:	Team 2
Case Officer:	Aaron Wright

Recommendation:

1 Site Description

The Sea Front Road on Hayling Island marks a clear boundary between the built up areas of South Hayling and the largely open and semi-natural area of Beachlands to the south. The western arm of Sea Front, west of Staunton Avenue, faces just such an area of Beachlands, which is used largely for passive recreation, consequently the residential properties fronting the road form part of a street scene which is open to view from large distances and many vantage points.

The site is located on the north side of Sea Front and currently contains a three storey residential building. This development was allowed at appeal in 2005. To the east of the site is a large detached property which is a children's home. To the west are a number of multi-storey apartment buildings (Token House and St. Catherines Court). To the rear of the site are three detached two-storey houses. An access road runs along the eastern side of the property to gates on the side. The access road also serves the three houses to the rear.

In 2011 planning permission was refused for the the povision of fourth floor to existing block of flats to provide additional penthouse apartment. This was allowed at appeal in 2013.

2 Planning History

APP/11/01818

Provision of fourth floor to existing block of flats to provide additional penthouse apartment. Refused 08/03/12 Allowed 21/02/13

3 Proposal

Application for non-material amendment to Planning Permission APP/11/01818 relating to re-profile of glazing around second to third storey staircase; change of material of short length of third floor side elevation from red brick to render; slight reposition of oriel windows WT01 and WT06 and minor alignment of section of third floor rear wall.

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 Statutory and Non Statutory Consultations

None

6 Community Involvement

None required

7 Planning Considerations

This application has been submitted under a new legislative provision which has been introduced to allow for applications for non-material changes to Planning Permissions. This legislation came into effect on 1/10/2009. This removes the need for applicants to submit entirely new applications where only a very small change is sought.

The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a “non-material” amendment.

This application seeks the re-profile of glazing around second to third storey staircase; change of material of short length of third floor side elevation from red brick to render; slight reposition of oriel windows WT01 and WT06 and minor alignment of section of third floor rear wall. These alterations are considered acceptable in design terms and would not adversely affect the appearance of the building. There would be no loss of amenity to neighbouring properties. As such it is recommended that the non material amendment is approved.

8 Conclusion

The non material amendments are considered acceptable in design terms and would not adversely affect the appearance of the building. There would be no loss of amenity to neighbouring properties. As such it is recommended that the non material amendment is approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/00561 subject to the following condition:

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

Site Location Plan

Rear and Side Elevations - Drawing No.PA11-08:04 Rev I

Penthouse Plan - Drawing No.PA11-108:01 Rev I

Reason: - To ensure provision of a satisfactory development.