
Site Address: Crabbers Nip, 60 Bracklesham Road, Hayling Island, PO11 9SJ
Proposal: Application for Non Material Change to APP/11/01890 relating to increased cladding to first floor and alterations to windows. .
Application No: APP/13/00434 Expiry Date: 15/08/2013
Applicant: Mr V L Jennings Team: Team 1
Agent: Case Officer: Heather Lealan
Ward: Hayling East

Recommendation:

1 Site Description

- 1.1 Bracklesham Road is a residential road in the south east of Hayling Island. The road is characterised by detached, two storey properties set back from the front of the plot by approximately 4 metres. A number of properties on the south side of Bracklesham Road were of an art deco style with flat roofs and corner windows, however several of the properties have been modernised and now have pitched roofs.
- 1.2 No. 60 Bracklesham Road is a two storey, detached property with a flat roof. It has a single-storey garage to the side. In addition there is a hard standing to the front and side of the property which provides parking space for 4 vehicles.
- 1.3 The property is the first on the private road which extends east beyond the junction of Bracklesham and Wittering Roads.

2 Planning History

APP/11/01890 - Two storey extension comprising first floor extension and additional accommodation at second storey level with terrace and balcony, and timber cladding. (Revised Application.)

3 Proposal

Application for non-material amendment to Planning Permission APP/11/01890 relating to increased timber cladding at first floor and alteration to windows.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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) Principle of development
- (ii) Effect on neighbours and appearance of building
- (iii) Effect on amenity of any future residents

(i) Principle of development

5.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria. The changes that are now considered not in accordance with the initial permission is the increase in the timber cladding at first floor level and the deletion of some windows at ground floor level.

5.3 There were no objections or conditions in regard to the windows and doors to the ground of the property and therefore the proposed these changes can be considered as non material.

5.4 It is considered that the increase of the level of cladding at first floor will not material change the appearance of the building, given that the level of cladding initially permitted was already extensive and visible from the wider public realm.

(ii) Effect on neighbours and appearance of building

5.4 The design concept of the overall building is not significantly altered by the proposed changes to fenestration and cladding.

5.5 The sample submitted is not being considered as part of this application and will required an additional discharge of condition application to allow the consideration of sample fully. The agent has been advised of this matter accordingly

(iii) Effect on amenity of any future residents

5.6 It is considered that the changes are acceptable in terms of the future residents amenity.

6.0 Conclusion

6.1 The proposed changes are unlikely to lead to an adverse impact to neighbouring properties. It is recommended that the proposed changes are considered to be non material.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/00434 subject to the following conditions

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

SP/2/F received 1 May 2013

SP/4/B received 1 May 2013

SP/3/C received 1 May 2013

Reason: - To ensure provision of a satisfactory development.