
Site Address:	29 Chichester Avenue, Hayling Island, PO11 9EZ		
Proposal:	Application for non-material changes to Planning Permission APP/12/00237 relating to changes to internal layout, minor alterations to windows and doors and change to pitched roof.		
Application No:	APP/13/00952	Expiry Date:	21/10/2013
Applicant:	Mr G Oldfield	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Jenna Shore
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site consists of a detached bungalow with converted loft space. The building is rendered white with grey tiled hip roof. Dormer windows are located in the front, south and rear elevations. To the front of the property is an in-out driveway and a detached garage along the north boundary. The principal elevation (access point to the dwelling) is the south elevation.
- 1.2 The boundary treatment to the south elevation consists of semi mature vegetation to the front and the side elevation of the neighbouring extension to the rear (No.27).
- 1.3 To the rear the boundary is shared with both No.27 Chichester Avenue (neighbouring curtilage curves round to the rear of the application site, and No.15 Alexandra Avenue. The boundary treatment here consists of a 1.8m close boarded fence and vegetation.
- 1.4 To the north is a 1.8m fence and vegetation.
- 1.5 The level at the site decreases from east to west meaning the dwelling at the application site is slightly elevated in comparison to No.15 Alexandra Avenue.

2 Planning History

07/72219/000

Single storey rear extension.
Permitted. 23/05/2007

07/72219/001

Amendment to previously approved plan to show additional accommodation comprising of lounge/bedroom/bathroom and new garage to front.
Permitted. 25/07/2007

07/72219/002

Rear extension and garage to front.
Permitted. 22/01/2008

APP/10/00047

Single storey rear extension to form ancillary accommodation.

Permitted 11/06/2010

APP/12/00237

Single storey side and rear extensions with new tiled bonnet to existing flat roofed rear extension.

Permitted. 24/05/2012

3 Proposal

- 3.1 This application seeks to make a non material change to application APP/12/00237 including the following amendments:
- i) Reduction in ridge height to the most northerly section of the approved extension
 - ii) Replace window to the north elevation with a door and small window
 - iii) Replace a floor to ceiling window with a small standard height window (west elevation)
 - iv) Add a further window to the rear (west elevation)

4 Policy Considerations

National Policies

National Planning Policy Framework

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) Proposed change to windows and doors to the west and north elevation
- (iii) Reduction in the roof height

(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.

(ii) Proposed change to windows and doors to the west and north elevation

- 5.3 Several conditions were added to planning reference APP/12/00237 in order to safeguard the amenity of the neighbouring dwellings to the west. Including the following condition:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the west elevation without the prior written approval of the Local Planning Authority.

Reason: *In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of The Local Development Framework and National Planning Policy*

Framework, March 2012.

- 5.4 This condition was not added to applications 07/72219/000, 07/72219/001 and 07/72219/002 with PD removed for windows and doors proposed to the north only. Consequently it is considered that the above condition relates to the new extensions only. Windows to the west within the existing single storey extension are not covered by a condition and are therefore Permitted Development. The proposed changes to the west are therefore considered to be non material to application APP/12/00237.
- 5.5 No letters of objection were received in regards to windows in the north facing elevation in this section of the extension. There are also no conditions relating to the removal of PD for the installation of windows and doors to the north. The level of overlooking resulting from the proposed changes is unlikely to increase. A large window, with three panes is being replaced by two small window panes and a door. The large window, with three panes to the north west is to be replaced with a door consisting of three panes. Consequently it is considered that these changes could be considered as non material.

(iii) Reduction in the roof height

- 5.6 The proposed reduction in the roof height from a pitched roof to a hipped/flat roof is likely to reduce the perception of mass and bulk. The reduction is unlikely to result in an adverse impact to neighbouring dwellings and may improve the appearance from the neighbouring perspective. The reduction can therefore be considered as non material.

6 Conclusion

- 6.1 The proposed changes to the north and west elevations are unlikely to result in an adverse impact to neighbouring dwellings. There are also no conditions in place that would result in the requirement for a full planning application. It is therefore considered that the proposed changes could be considered as non material.

7 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00952