
Site Address:	60 Sea View Road, Hayling Island, PO11 9PE		
Proposal:	Application for non-material change to Planning Permission APP/12/01315 relating to omission of 3No. roof lights and replacement of Juliet balcony with a window.		
Application No:	APP/13/00596	Expiry Date:	15/07/2013
Applicant:	Mr I Frayne	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation:

1 Site Description

Sea View Road is a residential road located within the settlement boundary as identified by the Havant Borough Local Plan (Core Strategy).

No. 60 Seaview Road is a link detached, chalet style property of a traditional design with a pitched roof. There are flat roofed dormers on both the east and west facing roof slopes. The property is set back from the road by 7 metres with a hard standing providing parking for 2 cars.

2 Planning History

APP/12/01315 - Two storey rear extension incorporating Juliet balcony. Approved - 30/05/2013.

3 Proposal

Non Material Amendment to planning permission APP/12/01315 relating to the omission of 3 number roof lights and replacement of the Juliet balcony with a window.

4 Policy Considerations

National Policies

National Planning policy Framework, 2012

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 required

6 Community Involvement

None required for a NMA application

7 Planning Considerations

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

- (i) Appropriateness of the design
- (ii) Effect on the neighbouring properties

(i) Appropriateness of the design

7.2 The removal of 3 number roof lights and the replacement of the rear facing Juliet balcony with a window would not materially alter the character and appearance of the dwelling or that of the surrounding area and would therefore have a neutral impact.

(ii) Effect on the neighbouring properties

7.3 The removal of 3 number roof lights and the replacement of the rear facing Juliet balcony with a window would not impact upon neighbour amenity and could in fact offer some improvement to neighbour amenity.

8 Conclusion

It is considered that the minor changes proposed can be dealt with as a non-material minor amendment to planning permission APP/12/01315.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to Grant a Non-Material Minor Amendment to APP/12/01315

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

Y2012/12/09/09 - Amended First Floor Plan - Proposed

Y2012/12/10/10 - Amended Elevations Plan - Proposed

Reason: - To ensure provision of a satisfactory development.