



JPA ref. 1505_Montague House/MMA Application

22nd March 2018

Daphney Haywood
Havant Borough Council
Public Service Plaza,
Civic Centre Road,
Havant,
Hampshire.
PO9 2AX

Application for variation of a condition following grant of planning permission

Site address: Tamarisk, Ferry Road, Hayling Island, PO11 0DG.

Case Officer: Daphney Haywood

Application reference: APP/15/01355 (Decision date 4 May 2016 – Refused).

Appeal reference: APP/X1735/W/16/3158213 (Decision date 17 Jan 2017 – Approved subject to conditions).

Discharge of Conditions Application reference: APP/15/01355 (Decision date 9 August 2017 – Approved)

Dear Mrs Haywood

Further to our recent conversation this application seeks to vary condition 2 of the Appeal Decision Notice (enclosed for reference) by substitution of the following approved drawings listed thereunder with the enclosed revised drawings as follows:

- Drawing 1505-PP-300-Rev B to be replaced by drawing 1505-PP-300 -Rev C
- Drawing 1505-PP-400-Rev B to be replaced by drawing 1505-PP-400 -Rev C
- Drawing 1505-PP-401-Rev B to be replaced by drawing 1505-PP-401-Rev C

The proposed changes are described as follows:

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Contd.

1. First floor parapet. It is proposed to reduce the brick parapet around the first floor terrace to floor level and, in order to maintain comfortable proportions, to the brick openings below the roof terrace soffits here are lowered by 2 brick courses (0.130m). Cantilevered glass balustrades (including the obscure glass privacy screen on the east side) will extend down to floor level. The top of the clear glass balustrades to the south and west sides only of the first floor terrace reduce in height by 200mm to maintain proportions. The reason for the change is to comply with Building Control in respect of risk of falling.

2. Chimney. The chimney rises by 0.4m in order to achieve a flue height of 4.5m to comply with Building Control. The result will be increased draw and efficiency and improved discharge and dispersal of smoke to the atmosphere.

3. Main roof. The parapet to the main roof is lowered by 0.20m on all sides. This change is achieved by reducing the roof build up and by reducing the floor to ceiling height throughout the first floor. The reasons for the change are to improve the overall proportions in light of 1. above and to improve the relationship between the new house and the neighbouring Deck House.

No changes are proposed other than those described here, shown on the revised drawings and referred to in the Application Form. It is the firm view of John Pardey Architects that these modest and carefully considered proposals will have no adverse affect on design quality and will result in a development which is not substantially different from that which has already been approved.

Please do not hesitate to contact me should you have any queries.

Yours sincerely



Richard Butler (for John Pardey Architects)

Accompanying documents:

Drawing 1505-PP-300 -Rev C

Drawing 1505-PP-400 -Rev C

Drawing 1505-PP-401-Rev C

17 Jan 2017 Appeal Decision Notice

9 August 2017 Discharge of Conditions Notice

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