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1 March 2022

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED),

134 SEA FRONT, HAYLING ISLAND, PO11 9HW APPLICATION TO
AMEND CONDITION 2 – APPROVED PLANS OF PLANNING
PERMISSION APP/21/01021 GRANTED 17 DECEMBER 2021

On behalf of the client, Mr. Rob Steul, I submit an application to amend Condition 2, the approved drawings, for planning consent APP/21/01021. The proposed changes are considered a 'non-material amendment (s96a TCPA 1990) to the granted scheme as the form, appearance and use of the approved scheme will be subject to a number of small changes.

The footprint of the building will not extend beyond the furthest elevation plane of the approved scheme. Overall, the floor area will increase by 8 sqm over the 3 floors in total: 9 sqm on the ground floor where the extension for Bedroom 2 on the rear, north elevation, is proposed, and a reduction of 2sm on the second floor.

The floor area schedule is provided and confirms the difference in the approved scheme and the proposed amendments. The approved scheme is for 329 sqm GIA and the uplift is 337 sqm GIA.

134 Sea Front - Areas Schedule

Site Area - Existing

	m2
Site	654
House Footprint	87
Garage Footprint	27
Summer House Footprint	4
Total Built Footprint	118
Remaining Site Area	536

Gross Internal Area - Existing

	m2
Ground Floor	79
Garage	22
First Floor	79
Total	180

Site Area - Approved

	m2
Site	654
House and Garage Footprint	184
Total Built Footprint	184
Remaining Site Area	470

Gross Internal Area - Approved

	m2
Ground Floor	127
Garage	32
First Floor	115
Second Floor	55
Total	329

Site Area - Proposed

	m2
Site	654
House and Garage Footprint	195
Total Built Footprint	195
Remaining Site Area	459

Gross Internal Area - Proposed

	m2	Uplift
Ground Floor	136	9
Garage	32	0
First Floor	115	0
Second Floor	54	-1
Total	337	8

The main changes to the approved dwelling include:

Internal Layout

- Ground Floor – Bedroom 2 rear wall extended with a new pitch roof to accommodate internal changes.
- First Floor – Slight reconfiguration of staircase.
- Second Floor – Dormer reduced and centered, internal layout changes
- Exterior, some amendments to garden layout.

Elevation changes

- South (front) elevation – Dormer centred on roof and reduced in width, slight alteration to fenestration dimensions.
- North (rear) elevation – Sloped roof to bedroom extension, dormers raised and window centred, two new rooflights and 4 rooflights to replace one larger rooflight.
- West (side) elevation – New exterior door to utility room and

steps added, slight amendment to window openings to accommodate structural columns, garden screen on ground floor removed.

- East elevation – Bedroom 2 wall extended with new pitch roof (no impact on 45-degree rule on adjoining property), slight alteration to window openings, glazed areas in link reduced, new window on side of garage facing internal garden.

The original planning application included detailed assessments in relation to flood risk, design and neighbour impacts. As the changes to the proposed built form are of a minor nature the technical information and conclusions in the documentation remains unaffected.

Amended Plans

The updated plans submitted to amend Condition 2 include:

- 110.A - Site Plan
- 111.A - Block Plan
- 112.A - Ground Floor Plan
- 113.A - First Floor Plan
- 114.A - Second Floor Plan
- 115.A - Roof Plan
- 120.A - Site Diagram
- 202.A - North Elevation
- 203.A - West Elevation
- 204.A - East Elevation
- 205.A - South Elevation

We trust that the enclosed is sufficient for you to validate and determine the application. However, should you require any further information please do not hesitate to contact me for assistance.

Yours faithfully



Patrick Arthurs
Planning Director