

DELEGATED OFFICER REPORT

Site Address: 54 Warblington Road, Emsworth, PO10 7HH
Proposal: Application for Non-material amendment to Planning Permission APP/24/00614 relating to minor changes to the fenestration - Removal of 1 window to entrance hall on North Elevation (ground floor) - reconfiguration of kitchen windows on East Elevation (ground floor) Minor changes to material finishes - Stone surround added to windows on gable end (north elevation) - Zinc infill between balcony doors (south elevation - first floor) changed to stone - Laid brick to underside of canopy (south elevation - ground floor) changed to stone – changes to balcony railings
Application Type: Non-material change
Application No: APP/25/00530 Expiry Date: 30/07/2025
Applicant: Mr & Mrs Copper
Agent: Helyer Davies Architects Case Officer: Lesley Wells
 Helyer Davies Architects Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site lies on the south side of Warblington Road, with Curlew Close running parallel to the east. Vehicular access to the site is off Warblington Road from an existing access.
- 1.2 Within the front of the site there are established mature trees, with trees the subject of a Tree Preservation Order 891 along the western boundary forward of the existing dwelling.
- 1.3 The southern boundary of the site sits more than 100m outside of the boundary of Chichester Harbour National Landscape (formerly an AONB), Site of Special Scientific Interest, Special Protection Area, Ramsar and a Special Area of Conservation.

2 Relevant Planning History

APP/24/00614 - Replacement dwelling. Request to Discharge Conditions 7 & 8 (Received 23/01/2025). Request to Discharge Conditions 9 & 12 (Received 02/07/2025)., PERM, 19/12/2024
APP/25/00053 - Discharge of Condition 7 & 8 of APP/24/00614, UNK,
APP/25/00568 - Discharge of conditions 9 & 12 of APP/24/00614, UNK,

3 Proposal

Application for Non-material amendment to Planning Permission APP/24/00614 relating to minor changes to the fenestration - Removal of 1 window to entrance hall on North Elevation (ground floor) - reconfiguration of kitchen windows on East Elevation (ground floor) Minor changes to material finishes - Stone surround added to windows on gable end (north elevation) - Zinc infill between balcony doors (south elevation - first floor) changed to stone - Laid brick to underside of canopy (south elevation - ground floor) changed to stone – changes to materials to south balcony – solar tiles on main roof

4 **Policy Considerations**

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty
Havant Borough Local Plan (Core Strategy) March 2011
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS14	(Efficient Use of Resources)
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)
ENP_D7 (Mitigate Light Pollution)
ENP_D6 (Resource Efficiency)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Planning Considerations**

- 5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.
- 5.2 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact on trees

(i) Principle of development

5.3 The application site is situated within the defined urban area, where planning permission has previously been granted for a replacement dwelling under reference APP/24/00614. As such, the principle of redevelopment on the site has already been established by the Local Planning Authority. The current proposal seeks a non-material amendment to that permission.

(ii) Appropriateness of design and impact on the character of the area

5.4 The proposed changes to the fenestration, including alterations to the windows and balcony railings and the installation of solar tiles, are considered acceptable and minor in nature. These amendments, which are deemed non-material, would not materially affect the overall design of the approved scheme or the character and appearance of the surrounding area.

(iii) Effect on neighbouring properties

5.5 The proposed changes to the fenestration, installation of solar tiles, and overall design are modest and considered non-material. These amendments would not result in any adverse impact on neighbouring properties.

(iv) Impact on trees

5.6 The proposed minor changes would not impact on the trees to the front of the site.

6 Conclusion

6.1 Overall, the proposed alterations to the building are not considered to result in a material change to the extant planning permission. Accordingly, the amendments which are non-material and minor in nature are recommended for approval

7 RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00530 subject to the following conditions

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

Proposed Elevations – Drawing No. A500 Rev R

Reason: - To ensure provision of a satisfactory development.

- 2 Prior to the occupation of the development hereby permitted, the GBsol tiles as shown on Drawing No. A500 Rev R shall be installed and shall thereafter be retained and maintained.

Reason: In the interests of energy efficiency having due regard to policy CS14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.