

DELEGATED OFFICER REPORT

PROPOSAL	Non-Material Amendment of Planning Permission APP/24/00542 to revert back to original permission of APP/22/01129
LOCATION:	82 Lovedean Lane, Waterloooville, PO8 9SS
REFERENCE NO:	APP/25/00851
APPLICANT:	Mr Tom Duff
APPLICATION TYPE:	Non-Material Amendment
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	17/11/2025
WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

This application site comprises a detached bungalow located on the east side of Lovedean Lane, Waterloooville. This property has a pitched roof with two flat roof dormers in the front roof slope and one flat roof dormer in the rear roof slope. To the rear of the site is a conservatory and a rear garden- the property is set back from the road with parking down the side. This site is located within a future flood zone.

2. Planning History

APP/22/00137 - Two storey side extension with front dormer, and extension of rear dormer; single storey side extension; front porch., WD,03/08/2022

APP/22/01129 - Two storey side extension with front dormer, raised ridge and rear dormer; front porch with overhanging roof. PERM

APP/24/00542 - Non-material change to Planning Permission APP/22/01129 relating to reducing roof height and pitch of dormers. PERM

3. Proposal

Non-Material Amendment of Planning Permission APP/24/00542 to revert back to original permission of APP/22/01129

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

National Planning Policy Framework Havant Borough Council Borough Design Guide
SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

NA

6 Planning Considerations

6.1 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.

6.2 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

- (i) Principle of development

6.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact on the character of the area

6.4 This proposal seeks to revert the approved plans for development at the property back to those approved under APP/22/01129 as the approved plans were previously amended under a Non Material Amendment reference APP/24/00542 whereby the design and dimensions of the dormers were altered. The design approved under APP/22/01129 was considered to be acceptable and remains so and therefore the proposal to revert back to this design is not considered to be of detriment to the character of the local area.

(i) Effect on neighbouring properties

6.5 The proposal is not considered to result in any harm to neighbouring properties.

8 Conclusions

8.1 Overall, the proposed alterations are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions application APP/25/00851

Conditions:

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

P 1 v2 Existing and proposed ground floor plan 22.10.25

P2 v2 Existing and proposed first floor plan 22.10.2025

P 3 v2 Location and block plan 22.10.2025

P4 v5 Existing and proposed front and rear elevations 22.10.2025

P5 v5 Existing and proposed left and right elevations 22.10.25

P0 v2 Roof plan 22.10.2025

Reason: To ensure provision of a satisfactory development

Informatives:

1. In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.

2. *The applicant is advised that the following conditions imposed on Planning Permission APP/22/001129 continue to apply:*

Conditions 1, 3, 4, 5 and 6.