

DELEGATED OFFICER REPORT

PROPOSAL	Application for Non-Material Amendment to Planning Permission APP/25/00395 relating to doors and windows.
LOCATION:	4 Pook Lane, Havant, PO9 2TH
REFERENCE NO:	APP/25/00858
APPLICANT:	Marcus & Clare Grace
APPLICATION TYPE:	Non-Material Amendment
CONSULTATION EXPIRY DATE:	19/11/2025
APPLICATION EXPIRY DATE:	19/11/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 4 Pook Lane is a two storey semi-detached dwelling to the west of Pook Lane, approximately 40m south of the junction to Emsworth Road. The property is locally listed along with No.2 Pook Lane, as an attractive pair of semi-detached flint cottages dating from the 19th Century. The main house is finished in flint with timber fenestration under a hipped slate roof and has been extended several times to include a two storey flat roofed side extension, a rear conservatory, and a single storey side entrance area in pebbledash with plain clay tiles. There is a detached brick built single garage to the south of the main dwelling behind a block paved driveway accessed from Pook Lane to the east. The frontage from the driveway to the house is bounded by a low stone wall with decorative wrought iron railings containing a planted front garden. To the north Nos.2 and 4 are separated by a low close-boarded fence and to the south the boundary to the driveway of Nos.6, 8 10 Pook Lane and 16C Emsworth Road is heavily screened by trees and hedging. From the rear of the garage there is 1.8m high close-boarded fencing along the south and east boundaries in addition to screen planting. The rear garden has been mostly laid to lawn and is large in size, being approximately 20m long and 18m wide across most of the site, although it tapers towards the rear so that the eastern boundary is only approximately 6.6m in length. To the north-east where the boundary adjoins No.16 Emsworth Road the fencing continues, and is then replaced by hedging of the same height where the site borders No.4 Pook Lane.
- 1.2 The area immediately surrounding the application site is predominantly residential and comprised of two storey dwellings. Other than Nos. 2 and 4 the properties are of a modern post-war design and in a variety of materials.

2. Planning History

APP/25/00395. Demolition of existing single storey entrance lobby, WC, utility room and conservatory. Erection of replacement single storey lobby and single storey rear extension. Single garage conversion. Widening of existing driveway. Alterations to

fenestration. PERMIT, 28/07/2025 **Officer Comment:** *This is the application sought to be amended.*

01/55476/000. Conservatory to rear. PERMIT, 05/07/2001

3. **Proposal**

Application for Non-Material Amendment to Planning Permission APP/25/00395 relating to doors and windows.

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.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Conservation Officer

Thank you for consulting me on the above application.

I have reviewed the plans for which relate to No. 4 Pook Lane, a locally listed building (NDHA). I can confirm that I have no heritage related concerns with regards to the proposed alterations to the fenestration designs / layout and am happy for these to be treated as a non-material minor amendment.

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. The amendments to the currently approved scheme are to be considered.

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

6.4 This proposal seeks to alter planning permission APP/25/00395 by amending details of the previously approved fenestration to the rear of the property. A proposed rear facing window to the converted garage would reduce in width from approximately 2m to 1.5m, an existing rear facing first floor window would be retained in place instead of being relocated, and proposed windows and doors to the garden room would be swapped, so that the window would be located in the rear wall and a smaller set of doors would face south. The style of the proposed fenestration would continue to match that of the host dwelling.

6.5 The Council's Conservation Officer has confirmed that they have no objection to the proposed amendments in relation to the property as a Non Designated Heritage Asset.

6.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iv) Effect on neighbouring properties

6.7 The proposed amendments are relatively modest and are considered unlikely to result in an adverse impact to neighbouring properties. The amendments are therefore considered to be non-material.

7 Conclusions

7.1 Overall, the proposed amendments are not considered to result in a material change to the extant planning permission and are therefore recommended for approval.

8. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00858 subject to the following conditions

Conditions:

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

Block/Location Plan 24-015-01
Proposed Floor Plans 24-015-06 Rev. B
Proposed Roof Plan 24-015-07
Proposed Elevations 24-015-08 Rev. B
Proposed Site Plan 24-015-09 Rev. D
Design Statement 24-015-10 Rev. A
Proposed Amendments to Side and Rear Elevations 24-015-11 Rev B
Heritage Statement 24-015-11

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/25/00395 continue to apply:

Conditions 1, 3, and 4.