

DELEGATED OFFICER REPORT

Site Address:	14 Staunton Avenue, Hayling Island, PO11 0EN		
Proposal:	Non-Material Amendment to Planning Permission APP/24/00825 relating to Window W4 on the northern (side) elevation - Partial Infill and Replacement. Window W5 on the southern (side) elevation - Partial Infill and Replacement. Rear cladding (Western elevation ground floor bedroom/Lounge). Front (East) Elevation Dormer renew cladding.		
Application Type:	Non-material change		
Application No:	APP/25/00485	Expiry Date:	08/07/2025
Applicant:	Mrs Watts		
Agent:	Mr Wilson	Case Officer:	Robert Riley
	SurveyCloud Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises of a chalet bungalow located in Hayling Island. The dwelling features 1No dormer to the front roofplane and 1No rear dormer. To the rear of the application site is the dwelling's rear garden and to the front is space provided for parking and a front garden. To the front and rear of the dwelling are several trees of differing sizes. The property's materials feature white render for the external walls, and brown concrete tiles for the roof in a gable pitch design. Planning permission has been granted for a larger rear dormer at this site a rear extension, and alterations to the existing front dormer under APP/24/00825 approved on 14/01/2025, which has also been the subject of an NMA - APP/25/00193 which was permitted on 17/04/2025.
- 1.2 The application site is in an area that would be considered both urban and residential, with the character of the street generally featuring single storey bungalows and chalet bungalows featuring brickwork and render designs.

2 Planning History

APP/24/00825 - First floor rear dormer, single storey rear extension and alterations to existing front dormer., PERM,14/01/2025 - **Officer comment:** This is the application that is sought to be amended.

APP/25/00193 - Non material amendment for minor alterations to window arrangements, subject to planning permission APP/24/00825., PERM,17/04/2025

3 Proposal

- 3.1 Non-Material Amendment to Planning Permission APP/24/00825 relating to Window W4 on the northern (side) elevation - Partial Infill and Replacement. Window W5 on the southern (side) elevation – Partial Infill and Replacement. Rear cladding (Western elevation ground floor bedroom/Lounge). Front (East) Elevation Dormer renew cladding.

4 Policy Considerations

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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) Planning history
- (i) Principle of development
- 5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 This NMA application proposes to increase the sill height of 2No windows. The first-floor northern side elevation window marked as W4 on the plans would have its sill height raised by approximately 285 mm, this is not considered to have an adverse impact on the character of the dwelling or upon visual amenities. To the southern side elevation, the ground floor window marked as W5 on the plans would have its sill height raised by approximately 180mm, this would not have an adverse impact on the character of the property or upon visual amenities. The rear elevation of the property would feature an increased width of cladding to the rear, in place of render, this has not been considered by officers to have an adverse impact upon the dwelling or visual amenities. The front dormer has been proposed to feature renewed natural or composite cladding, the dormer already features white cladding to the front with tilework to the side. Whilst officers note that the front dormer works would be visible

on the streetscene, officers are not of the opinion that the proposed renewed cladding would have an adverse impact upon the property or upon visual amenities, and note that the existing front dormer is of a relatively small scale, reducing its visual impact on the streetscene

- 5.5 Overall, the proposed changes to fenestration and materials are considered to be minor in nature and it is considered that it would not have an adverse impact to the character of the dwelling or upon visual amenities and can therefore be considered as non-material.

(iii) Effect on neighbouring properties

- 5.6 The proposed altered materials would have no impact on neighbouring properties. The 2No windows which are sought to be raised in sill height would have no increase of overlooking compared to the extant planning permission (APP/24/00825) and is considered acceptable in this regard.
- 5.7 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

(iv) Planning history

- 5.8 Officers note that the extant permission of APP/24/00825 has been the subject of an NMA (non-material amendment) application under APP/25/00193. That NMA application was to reduce the size of 3No windows, one on the western rear elevation, one on the southern side elevation and one on the northern side elevation. It has been considered appropriate to assess the cumulative impact of the changes between this NMA application - APP/25/00485 and the prior NMA application - APP/25/00193 upon the extant permission of APP/24/00825. The changes to 5No windows to reduce their sizes/ increase their sill heights, and the material changes in combination, are nonetheless considered to have a minor and acceptable impact to the character of the dwelling and visual amenities and to have no increased unneighbourly impacts on neighbouring properties.

6 Conclusion

- 6.1 Overall, the proposed alterations to APP/24/00825 are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00485

Subject to the following conditions

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

Drawing Number: SD24702-NMA 2.0: FLOOR PLANS & ELEVATIONS:
Uploaded 16/06/2025
JUSTIFICATION STATEMENT: Uploaded 16/06/2025

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.