

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Variation of conditions 2 and 3 of planning permission APP/25/00173 to amend the materials on the dormer from tiles to cement board.
LOCATION:	15 Hart Plain Avenue, Waterloooville, PO8 8RP
REFERENCE NO:	APP/25/00621
APPLICANT:	Mr Cheetham
APPLICATION TYPE:	Removal/variation of conditions
CONSULTATION EXPIRY DATE:	23/10/2025
APPLICATION EXPIRY DATE:	18/09/2025
WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 15 Hart Plain Avenue is a two storey semi-detached dwelling to the south-west of Hart Plain Avenue. The property is finished in brickwork at ground floor with a stringer course and brick quoins to the corners and first floor fenestration. During the initial site visit for APP/25/ 00173 The first floor was otherwise finished in a dark beige pebbledash with fenestration in white uPVC beneath a gable ended roof in dark grey plain tiles. The pebbledash has since been repainted white and the roof tiles have been replaced with profiled tiles in a smooth brown. It is noted that during the course of the application the construction of the dormer was completed and the application is therefore now retrospective. The frontage of the site is open and has been gravelled to provide two parking spaces, with 1m high close-boarded fencing to either side. The property has a small extension to the rear leading to a patio area. The rear garden is approximately 42m in length and in 6m in width, is bounded by 1.8m high close-boarded fencing and has been mostly laid to lawn.
- 1.2 The area immediately surrounding the application site is predominantly residential, with mainly detached or semi-detached dwellings in a variety of styles and materials.

2. Planning History

APP/25/00173. Installation of a side dormer. 15 Hart Plain Avenue, Waterloooville, PO8 8RP. PERMIT.

3. Proposal

Variation of conditions 2 and 3 of planning permission APP/25/00173 to amend the materials on the dormer from tiles to cement board.

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
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

Councillor Ann Briggs
No comments received.

Councillor Elaine Shimbart
No comments received.

Councillor James Blades
No comments received.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1 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) Biodiversity Net Gain (BNG)

(i) Principle of development

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

7.3 Section 73 provides for the determination of applications to develop land without compliance with conditions previously attached. It only provides for the variation of conditions attached to an existing permission; it does not provide a means of varying the development permitted (other than through the imposition of new/varied conditions). Given the previous permission, the principle of the development is considered to be acceptable.

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

7.4 The proposal seeks to vary the approved material to the dormer from the originally approved hanging tiles to match the dark grey plain roof tiles, as shown on drawings 9044-25-1 Rev.B and 9044-25-3. The as-built material is a horizontal fibre cement board in light green (HardiePlank Heathered Moss) and a revised drawing showing the change has been provided. Concerns were initially raised that the cladding colour would clash with the dark beige of the pebbledash, however the applicant confirmed during the application that other alterations to external materials had been carried out under Permitted Development Classes A and C. Once scaffolding to the house had been removed a visit was made to the site to assess the appearance of the cladding in the context of the altered materials to the host dwelling.

7.5 The alternate material is relatively light in colour, which assists in reducing the perceived bulk of the dormer. Whilst not a match to other materials on the host dwelling the cladding does not appear significantly out of keeping against the white render and reddish brown brickwork and tiles and it is noted that there is already a wide variety of materials in the local area. Drawing these factors together, it is not considered that a refusal of planning permission (and the consequent pursuit of enforcement action) would be supported on appeal. The design and appearance is therefore, on balance, deemed acceptable in context to the main building, and does not substantially conflict with 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.

(ii) Effect on neighbouring properties

- 7.6 The proposed change of materials would not result in any additional impact to neighbouring properties. Consequently it can be concluded that the revised proposals would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.7 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00621 subject to the following conditions

Conditions:

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

Existing and Proposed Elevations 9044-25-3 B
Email dated 08 October 2025

Reason: To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms, email dated 08 October 2025, 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.

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:

- You were updated about issues after the initial site visit.