

DELEGATED OFFICER REPORT

Site Address:	2 Pook Lane, Havant, PO9 2TH		
Proposal:	Application for Non-Material Amendment to Planning Permission APP/25/00060 relating to window design.		
Application Type:	Non-material change		
Application No:	APP/23/00871	Expiry Date:	20/11/2025
Applicant:	Mr Andy Standen		
Agent:	Mr Philip Dudley	Case Officer:	Robert Riley
	Vivid Design Studio		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Pook Lane is a residential road in Havant. The road contains a variety of dwelling types including, detached, semi-detached and link detached properties. No. 2 Pook Lane is a two storey, semi-detached property identified in the Local Plan as being a building of local interest (Non Designated Heritage Asset). The flint work of the external walls of the dwelling is of a high quality. The property has been previously extended and benefits from a rear conservatory.
- 1.2 The boundary to the north which is shared with 16 Emsworth Road has a 1.8 metre close boarded fence with trellis on. In addition on this boundary there is a 2.3 metre high hedge.
- 1.3 The area is residential in character comprising largely of brick construction style two storey detached dwellings.

2 Relevant Planning History

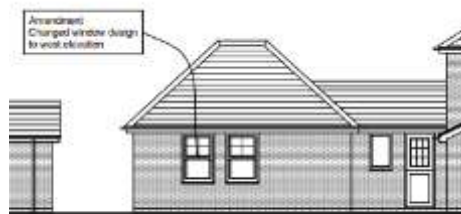
APP/25/00060 – Single storey side extension. **Permitted 28/03/2025.**

3 Proposal

- 3.1 This application proposes a Non Material Amendment of Planning Permission APP/25/00060 in respect of the following matters:
 - (i) Change the window design to the west elevation.
- 3.2 The effect of the change is to alter the fenestration serving the bedroom in the approved extension from a single three-pane window to two smaller windows divided horizontally:



**PROPOSED WEST ELEVATION
(1:100)**



**PROPOSED WEST ELEVATION
(1:100)**

No other changes are proposed to the footprint or elevations of the approved extension.

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

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

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM20 (Historic Assets)

Listed Building Grade: Non Designated Heritage Asset

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.
- 5.2 The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining whether the proposal is a 'non-material' amendment. Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application which are relevant to that assessment 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

5.3 The application site is located within the defined urban area. The proposal is a non-material amendment application to a single storey rear extension approved under APP/25/00060 with only modest changes proposed to the fenestration on a single elevation. The principle of development is therefore well established on this site, and the proposed changes do not materially affect the nature of the development previously approved.

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

5.4 The effect of the change proposed in this case is to alter the fenestration serving the bedroom in the approved extension from a single three-pane window to two smaller windows divided horizontally. No other changes are proposed to the footprint or elevations of the approved extension.

5.5 The dwelling comprises a Non Designated Heritage Asset (NDHA), and accordingly the Heritage Officer has been consulted on the application. Their response is as follows:

"I have reviewed the plans for which relate to No. 2 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 windows and am happy for these to be treated as a nonmaterial minor amendment."

5.6 The nature of the change, and its modest nature is such that it would not result in any adverse impacts to the character of the host dwelling and its NDHA status, nor the wider area.

(iii) Effect on neighbouring properties

5.12 As discussed above, the effect of the change proposed in this case is to alter the fenestration serving the bedroom in the approved extension from a single three-pane window to two smaller windows divided horizontally. The alterations are at ground floor level, at some distance from the boundary with the adjoining property at 16 Emsworth Road. They are not considered to lead to any adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 The proposed alterations to the fenestration on the west elevation of the approved extension 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 Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00871 subject to the following conditions:

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

Proposed Floor Plans & Elevations 130068 34 Rev A

Reason: - To ensure provision of a satisfactory development.