DELEGATED OFFICER REPORT

Site Address: 7 Hallett Road, Havant, PO9 2PJ
Proposal: Application for non-material amendment to Planning Permission APP/25/01038 relating to the relocation of window from south elevation to the north elevation and introduction of solar panels to the south roof slope.
Application Type: Non-material change
Application No: APP/26/00209 Expiry Date: 24 April 2026
Applicant: Miss Thea Travers-Ayre
Agent: Miranda Dienes Case Officer: Denise Sheath
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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1 Site Description

The site comprises a two-storey semi-detached dwelling with red brick at ground-floor level and pebble-dash render to the first floor elevations. The property includes a two-storey side extension and a single-storey rear extension. The shingled frontage provides off-road parking for 2–3 vehicles. To the rear, there is a block-paved patio adjoining the house, with the remainder of the garden laid to lawn. The rear and side boundaries are enclosed with close-boarded timber fencing.

2 Planning History

90/54942/000 – Single storey rear extension – Permit 31 May 1990

97/54942/002 – Two storey side extension – Permit

APP/25/01038 - Loft conversion including rear dormer and alteration to the existing roof to form a squared-off appearance. – Permit 17 March 2026

3 Proposal

Application for non-material amendment to Planning Permission APP/25/01038 relating to the relocation of window from south elevation to the north elevation and introduction of solar panels to the south roof slope

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 Statutory and Non Statutory Consultations

Not Required

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) Biodiversity Net Gain (BNG)

(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 The proposal to introduce solar panels to a section of the southern rear roof slope of the property. The introduction of solar panels to the rear roof slope of the property would not result in an adverse impact upon the host property or the character of the area.

5.5 The second element of the proposal is relocating a roof light window from the rear southern roof slope to the front northern elevation roof slope. The property has existing roof lights to the front roof slope, the additional of a further single roof light is not considered to have a harmful visual impact upon the character of the host property or the character of the streetscene

(iii) Effect on neighbouring properties

5.6 The proposed changes are relatively modest. It is considered that they are unlikely to lead to an adverse impact to neighbouring properties, noting that such works would normally constitute permitted development, and can therefore be considered as non-material

(iv) Biodiversity Net Gain (BNG)

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

6 Conclusion

6.1 Overall, the proposed alterations to the previously approved scheme APP/25/01038 are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

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7 RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00206. subject to the following conditions

Condition 1:

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

Proposed Plans – Drawing No. 9268.25.2 PL Rev A – Received 27 March 2026

Reason: To ensure provision of a satisfactory development.

Informative:

In accordance with paragraphs 39-51 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.