

DELEGATED OFFICER REPORT

PROPOSAL	Non-Material Amendment to planning consent APP/21/01015 to replace the approved proposed plans. Proposed amendments to external cladding, windows and extension size reduced.
LOCATION:	5 Wheatlands Avenue, Hayling Island, PO11 9SG
REFERENCE NO:	APP/26/00242
APPLICANT:	Ms R Pickering
APPLICATION TYPE:	Non-Material Amendment
CONSULTATION EXPIRY DATE:	29/04/2026
APPLICATION EXPIRY DATE:	06/05/2026
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 5 Wheatlands Avenue, Hayling Island, is located to the north side of Wheatlands Avenue. The application site is a two storey semi detached property recently extended at the rear comprising brickwork and concrete roof tiles. Vehicular access is from Wheatlands Avenue with parking to the front and side.

The property is located within a part residential area with surrounding properties differing in style and design. To the west there is a car park and community centre. The application site is located within Flood Zone 2/3

2. Planning History

Is there any planning history relevant to the current application?

Yes

[Planning Application - APP/21/01015](#)

3. Proposal

Non-Material Amendment to planning consent APP/21/01015 to replace the approved proposed plans. Proposed amendments to external cladding, windows and extension size reduced.

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

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Local Plan (Allocations) July 2014

CS16 (High Quality Design)
CS15 (Flood and Coastal Erosion)

Emsworth Neighbourhood Plan Post Examination Version 2020:**N/A**

Listed Building Grade: **N/A**
Conservation Area: **N/A**

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) Flood risk

(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**

Fenestration

5.4 The proposed changes to fenestration on the western side, would remove 2No proposed rooflights from the proposal and a reduction from 3No high level side windows to 1No high level side window. This is considered to have a limited and non material visual impact and is considered as acceptable. To the rear elevation the first floor rear bedroom window would be reduced in size compared to the extant approval, the size of the 2No rooflights on the rear dining room's roof and the set of doors to the rear would be reduced in size and the rear elevation of the side extension would feature a reduced width door and 1No additional window. This is not considered to have a material visual impact.

Materials

5.5 This application proposes a different material for the proposed side extension. Under APP/21/01015 the side extension was proposed to feature white render at its side, rear and front elevation. This application proposes for the side extension to feature grey vertical cladding for its external walls. Under APP/21/01015 planning permission has been granted for the first floor of the property to feature grey cladding. Whilst the grey vertical cladding would be visible upon the streetscene, as the dwelling would feature grey cladding on its first floor, neighbouring property No.5A Wheatlands Avenue features grey cladding and with regard to the mix of materials featured on Wheatlands Avenue, the proposed change from white render to grey vertical cladding, is considered to have a limited, non material, and acceptable impact.

Rear extension

5.6 The minor proposed reduction in width of the side extension would have a non material visual impact.

(iii) **Effect on neighbouring properties**

5.7 The proposed changes to external materials would have no adverse impact towards neighbouring properties and would have an acceptable impact. The proposed reduction in width of the rear extension would have a reduced impact upon No.5A Wheatlands Avenue and is considered as acceptable. The changes to fenestration to the proposed side extension would reduce fenestration which is considered acceptable. The proposed changes to fenestration to the rear would reduce fenestration at the first floor which is considered as acceptable and non material. Regarding the ground floor fenestration the reduction in size of the 2No rooflights would have no impact regarding neighbouring properties. Regarding the rear elevation's fenestration this would face the rear garden of No.5 and the changes would provide similar levels of views as granted under APP/21/01015, which is considered to be a non material change and acceptable.

(iv) **Flood risk**

5.8 The relevant flood risk consideration was considered under APP/21/01015 and was considered as acceptable under that application.

6 **Conclusion**

6.1 The proposed alterations are not considered to result in a material change to the extant planning permission (APP/21/01015) and the changes are recommended for approval.

9. **RECOMMENDATION:**

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00242

Conditions:

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

Drawing Number: RP 2021 02 Rev A: Proposed floor plans and amended proposed elevations: Uploaded 01/05/2026

Location Plan: Uploaded 08/04/2026

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.

Informative:

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