

DELEGATED OFFICER REPORT

PROPOSAL	Application for Non Material Amendment to Planning Consent APP/21/01130. To substitute the approved external wall finishes—comprising brick, painted brick, and painted render—with cedar finish composite vertical rain screen cladding.
LOCATION:	30 Lansdowne Avenue, Waterloooville, PO7 5BL
REFERENCE NO:	APP/26/00255
APPLICANT:	Miss Kylie King
APPLICATION TYPE:	Non-Material Amendment
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	13/05/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site is located on the northern side of Lansdowne Avenue and is occupied by a detached single storey bungalow.
- 1.2 There is a change of levels from front to back.
- 1.3 The surrounding area is residential in character with properties of varying styles and design but predominantly bungalows in the immediate vicinity.

2. Planning History

Is there any planning history relevant to the current application?

Yes - [Planning Application - APP/21/01130](#)

3. Proposal

Application for Non Material Amendment to Planning Consent APP/21/01130.
To substitute the approved external wall finishes—comprising brick, painted brick, and painted render—with cedar finish composite vertical rain screen cladding and alterations to fenestration

Officer Note:

It is noted that the proposed eastern elevation has been erroneously named as the western elevation, however officers consider that this is still readily assessable and have assessed it as accordingly.

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)

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

(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**

Materials

- 5.4 The proposal is for cedar finish composite vertical rain screen cladding in lieu of brick, painted brick and painted render. The rear extension is not readily visible from the streetscene, and the colour of the cladding would not be dissimilar to existing brick and rendered properties on the streetscene, this is considered to have a minor and non material impact upon visual amenities and is considered acceptable.

Fenestration

- 5.5 The proposal would remove 1 No side door, this would have a minor and acceptable impact upon visual amenities and the character of the dwelling.

(iii) **Effect on neighbouring properties**

Materials

- 5.6 There are not considered to be any adverse neighbour impacts with regards to the proposed cladding.

Fenestration

- 5.7 The proposal would remove a side door which would have no adverse neighbour impacts.

6 Conclusion

- 6.1 The proposed alterations are not considered to result in a material change to the extant planning permission (APP/21/01130) and the changes are recommended for approval.

7. RECOMMENDATION:

That the Interim Head of Planning be authorised to Approve with Conditions for application APP/26/00255

Conditions:

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

Proposed north elevation: Uploaded 15/04/2026

Proposed west elevation: Uploaded 15/04/2026

Proposed Rear Elevation view: Uploaded 15/04/2026

Proposed Eastern Elevation: Uploaded 15/04/2026

Drawing Number: 21023 (al)03 Proposed site plans: Uploaded 15/04/2026

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:

Your application was acceptable as submitted and no further assistance was required.