

DELEGATED OFFICER REPORT

Site Address:	7 Gitsham Gardens, Waterlooville, PO7 5EH		
Proposal:	Non-material amendment to Planning Permission APP/25/00939 relating to external wall finishes.		
Application Type:	Non-material change		
Application No:	APP/26/00328	Expiry Date:	17 June 2026
Applicant:	N/A		
Agent:	Mrs Rebecca Bincham	Case Officer:	Denise Sheath
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

- 1.1 The application property is an end of terrace, two storey dwelling located in the Purbrook Ward. The property and adjoining properties date from the mid-C20th century and are typically faced in red brick at ground floor level with render at first floor and concrete tiled roofs. Land levels in the local area slope down from east to west.
- 1.2 The application property benefits from a rear conservatory extension. The property has parking spaces to its front and an enclosed garden to the rear.
- 1.3 The property is not listed and is not within a Conservation Area. There are no TPO protected trees on site; however, a group of mature trees grow to the side of the plot.

2 **Planning History**

APP/25/00939 – Single storey flat roofed rear extension. – Permit 09/01/2026

3 **Proposal**

- 3.1 Non-material amendment to Planning Permission APP/25/00939 relating to external wall finishes.

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.

6 Planning Considerations

6.1 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.

6.2 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

6.3 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

6.4 The proposal seeks to amend the approved external wall finish of the extension from render to red brick, ensuring consistency with the existing dwelling and the surrounding area. The rear extension is not readily visible from the streetscene, and the use of red brick is considered to be in keeping with the character of the host property. As such, the proposed change is deemed to result in only a minor and non-material impact on visual amenity and is therefore considered acceptable.

(iii) Effect on neighbouring properties

6.5 The proposed amendment to red brick is not considered to result in any adverse impacts on neighbouring amenity.

7 Conclusion

7.1 Overall, the proposed alterations to the previously approved scheme APP/25/00939 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 Interim Head of Planning be authorised to **GRANT PERMISSION** for

application APP/26/00328 subject to the following conditions

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

Revised Plan – Drawing No. 1 – Submitted 28 May 2026

Reason: To ensure provision of a satisfactory development.

- 2 The external materials used 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:

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.