

DELEGATED OFFICER REPORT

Site Address: 27 Hollow Lane, Hayling Island
Proposal: Non-material amendment to Planning Permission APP/25/00254 relating to increase in footprint.
Application Type: Non-material change
Application No: APP/26/00311 Expiry Date: 04 June 2026
Applicant: Mr Roger Lilley
Agent: Mr Alex Ewart & Mrs Lisa O'Brien Case Officer: Denise Sheath
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 **Site Description**

27 Hollow Lane, Hayling Island, is a detached chalet style bungalow constructed with red/brown brick with a clay hung tiled roof. The property benefits from a single storey rear/side extension. No.27 is located on a corner plot within the streetscene of both Hollow Lane and South Road. The front and side garden areas are predominately laid to lawn, vehicle access to the property from South Road with a hard surfaced area for the parking of vehicles. The boundary treatment to the eastern and southern boundary consists of a brick and flint wall at approximately 1.2m in height, with a 2m brick wall to the western side boundary with 2m close boarded fencing to the rear northern boundary.

2 **Planning History**

APP/24/00370 - Proposed enlargement of original portion of dwelling by additional storey; Single storey side flat roof extension, a new hipped roof to the existing garage area, new open sided porch to the eastern elevation. New external wall and roof finishes (cladding, render, tiles). PERM - 31/07/2024

APP/25/00254 - Revision to recently permitted application APP/24/00370. Proposed enlargement of original portion of dwelling by additional storey; Single storey side flat roof extension; New external wall and roof finishes (cladding, render, tiles); New entrance canopy. – Permit 23 May 2025

3 **Proposal**

Non-material amendment to Planning Permission APP/25/00254 relating to increase in footprint.

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)
DM13 (Car and Cycle Parking on Residential Development)

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 seeks to amend a previously approved single-storey, flat-roofed side extension. The amendments involve increasing the width along the eastern side elevation by 0.45m and extending the depth along the southern elevation by a further 0.45m. It is considered that these modest increases in width and depth would not result in any harmful impact on the character or appearance of the host dwelling, nor would they adversely affect the visual amenities of the surrounding street scene.

5.5 All other elements of the proposal approved under APP/25/00254 will remain as approved.

(iii) Effect on neighbouring properties

- 5.6 Although the proposal would increase the footprint of the single-storey rear/side extension by 0.45m towards the neighbouring property to the west (No. 23 Hollow Lane), the extension would remain approximately 8m from the side-facing elevation. As such, any impact is considered minimal and acceptable.
- 5.7 It is not considered the proposed increase in width would significantly have an adverse impact on the neighbouring property to the north (No.1 South Road). As such, any impact is considered minimal and acceptable.
- 5.8 Given the distance between the single-storey rear/side extension and the neighbouring properties (Nos. 18, 18a & 20 Hollow Lane), which are located across the highway to the front, it is not considered that the proposed amendment would result in any harmful impact on these properties.

(iv) Biodiversity Net Gain (BNG)

5. 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/25/00254 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/26/00311 subject to the following conditions

Condition 1:

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

Location and Block Plan - Drawing No. 563 PL01 Rev P5 - Received 07 May 2026

Proposed Ground Floor and First Floor Plans - Drawing No. 563 PL04 Rev P5 - Received 07 May 2026

Proposed Elevations - Drawing No. 563 PL06 Rev P5 - Received 07 May 2026

Proposed Roof Plan - Drawing No. 563 PL05 Rev P5 - Received 07 May 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.