

DELEGATED OFFICER REPORT

PROPOSAL	Non-Material Amendment to Planning Application APP/25/00550 - Revision to the roof to include integrated solar panels to the southern elevation roof pitch, relocating 2No. sun tubes to the northern elevation roof pitch and revised material finish with timber weatherboarding to east, north and west elevations.
LOCATION:	14 Third Avenue, Havant, PO9 2QS
REFERENCE NO:	APP/26/00470
APPLICANT:	Mr & Mrs Haworth
APPLICATION TYPE:	Non-Material Amendment
CONSULTATION EXPIRY DATE:	16/07/2026
APPLICATION EXPIRY DATE:	22/07/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 14 Third Avenue is a large, two storey detached property to the north of Third Avenue. The original dwelling is in a traditional style, finished in red brick with double-hung sliding sash windows, although the original painted softwood frames appear to have been largely replaced with white uPVC. The main roof features a hipped design around a central valley and is finished in modern profiled concrete tiles, although porch roofs at ground floor level are in plain clay tiles. The property has been previously extended to the west at single storey with a conservatory, to the north with a two-storey hipped roof addition, and then further to the north and rear with a flat-roofed single-storey extension and attached garage to the east. The garage is accessed via an approximately 28.6m long driveway from Third Avenue and is finished in white uPVC horizontal cladding. The property is well set back from the road, with most of the garden space to the south and west and extensive mature boundary planting to the south and west boundaries. To the east, the site is screened by approximately 2m high hedge planting and to the north behind the garage there is approximately 1.5m high close-boarded fencing.
- 1.2 The area immediately surrounding the application site is predominantly residential and is comprised of dwellings in a variety of styles and materials. The application site is one of the larger plots within the street.

2. Planning History

APP/25/00550. Replacement garage and single storey side extension. PERMIT 12/09/2025.

APP/15/01289. Extension of existing single storey rear roof and revised fenestration. PERMIT 05/01/2016.

APP/15/01161. Application for Certificate of Lawfulness relating to existing rear flat roof raised in height with new rooflights. Revised fenestration to various elevations. WD.

3. Proposal

Non-Material Amendment to Planning Application APP/25/00550 - Revision to the roof to include integrated solar panels to the southern elevation roof pitch, relocating 2No. sun tubes to the northern elevation roof pitch and revised material finish with timber weatherboarding to east, north and west elevations.

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

Havant Borough Local Plan (Core Strategy) March 2011

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Councillor Phil Munday No comments received.
Councillor Gillian Harris No comments received.
Councillor Daniel Berwick No comments received.

6. Planning Considerations

- 6.1 As detailed in section 3 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 has 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 This proposal seeks to alter APP/25/00550 by adding solar panels to the front facing roof slope, moving two sun tunnels to the rear roof slope, and amending details of the previously approved materials to the side and rear of the replacement garage and extension. There would be no changes to the size or layout.

6.5 Materials to the front of the replacement garage and extension would remain in brickwork to match the host dwelling. The proposed cladding would not be visible from the public realm and would therefore have no impact on the character of the area or the appearance of the property when seen from Third Avenue. The agent has confirmed that the cladding would be horizontal timber effect in black. It is noted that the original garage was clad in a mixture of white uPVC and timber and as such the use of cladding is considered to be acceptable. The introduction of domestic scale solar panels to provide the property with renewable energy is in keeping with Policy CS14 and the panels would be integrated into the roof tiles so that they would not protrude unduly.

6.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

6.7 The proposed amendments would not alter the impact of the development on neighbouring properties and are therefore considered to be non-material.

7. Conclusions

7.1 Overall, the proposed amendments are not considered to result in a material change to the extant planning permission and are therefore recommended for approval.

8. RECOMMENDATION:

That the Interim Head of Planning be authorised to **GRANT PERMISSION** for application APP/26/00470.

Conditions:

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

Proposed Ground & Proposed Roof Plans 3367 P_01A

Proposed Elevations 3367 P_02A

Location and Block Plans 3367 P_03

Email received 30 June 2026

Reason: To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms, email received 30 June 2026, 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.

Informatives:

- 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.

- 2 The applicant is advised that the following conditions imposed on Planning Permission APP/25/00550 continue to apply:

Condition 1