

DELEGATED OFFICER REPORT

PROPOSAL	Non Material Amendment to Planning Permission APP/25/01043 to replace the approved external materials, alteration to window fenestration on rear elevation and approved window materials.
LOCATION:	21 St James Road, Emsworth, PO10 7DN
REFERENCE NO:	APP/26/00518
APPLICANT:	Mr James Henton
APPLICATION TYPE:	Non-Material Amendment
CONSULTATION EXPIRY DATE:	07/08/2026
APPLICATION EXPIRY DATE:	13/08/2026
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 21 St James Road is a detached bungalow to the west of St James Road. The dwelling is constructed in a mix of red and buff brickwork with white uPVC fenestration under a gable ended slate roof and has been previously extended to the rear with a central brick-built pitched roof extension and conservatories either side. The site slopes noticeably downwards from the front with steps down to the garden behind the existing extensions. The garden is approximately 16.75m long and 9m wide and is bounded by close-boarded fencing of varying heights that is staggered to follow the change in ground levels. At the front the property is set back from the road behind a small area of hardstanding with no front boundary treatment. There is no associated parking.
- 1.2 The area immediately surrounding the site is predominantly residential and is comprised of one and two storey properties in a mixture of styles. St James Church lies further to the east beyond dwellings on the opposite side of St James Road. The site backs on to the watercourse of West Brook, which separates it from Bridge Street Car Park.

2. Planning History

APP/25/01043. Single storey rear extension, installation of new dormer window to rear elevation to create habitable accommodation. PERMIT 10/03/2026.

3. Proposal

Non Material Amendment to Planning Permission APP/25/01043 to replace the approved external materials, alteration to window fenestration on rear elevation and approved window materials.

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Emsworth Residents Forum No comments received.
Councillor Charles Robert No comments received.
Councillor Grainne Rason No comments received.
Councillor Reuben Mychalecky 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 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 This proposal seeks changes to APP/25/01043 by altering the configuration of rear facing fenestration within the previously approved dormer and ground floor extension and amending details of the previously approved cladding and fenestration materials. There would be no changes to the size or layout or to any side facing fenestration.

6.5 Materials to the proposed dormer would remain as approved, in slate to match the existing roof. Minor changes are proposed to the configuration of the rear facing windows, which would be changed to have a single pane and would be better aligned between the ground and first floors. The Juliet balcony would remain inward opening but with a single door and fixed sidelight.

6.6 Cladding to the ground floor extension was previously approved in vertical timber, which the proposal seeks to amend to vertical fibre cement in an anthracite colour. In the original permission it was noted that the extensions would not be visible from St James Road but would be partially visible at a distance from the public car park in Bridge Road. However, there are a number of timber outbuildings in the vicinity that are also visible from this aspect. The outbuildings are a mixture of natural and dark stained timber and as such the choice of anthracite is considered to be appropriate, in that the proposed fibre cement boards would be generally similar in appearance to the dark stained timber.

6.7 Fenestration was previously approved in dark grey uPVC. This proposal seeks to change the material to powder coated aluminium in the same colour which, whilst structurally stronger and more durable, would make little difference to the outward appearance.

6.8 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

6.9 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/26/00518 subject to the following conditions.

Conditions:

1	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan Site Plan Existing and Proposed SP-01 Proposed Plans & Elevations TP-01 Rev. B Householder Flood Risk Form</p> <p>Reason: To ensure provision of a satisfactory development.</p>
2	<p>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.</p> <p>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.</p>

Informatives:

1	<p>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:</p> <ul style="list-style-type: none">• 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, <p>In this instance:</p> <ul style="list-style-type: none">• Your application was acceptable as submitted and no further assistance was required.
2	<p>The applicant is advised that the following conditions imposed on Planning Permission APP/25/01043 continue to apply:</p> <p>Conditions 1 and 4.</p>