

DELEGATED OFFICER REPORT

Site Address:	4 Brook Gardens, Emsworth, PO10 7JY		
Proposal:	Non-material amendment to Planning Permission APP/22/00130 relating to front elevation windows.		
Application Type:	Non-material change		
Application No:	APP/26/00303	Expiry Date:	18 August 2026
Applicant:	n/a		
Agent:	Mrs R Chalcraft	Case Officer:	Denise Sheath
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

4 Brook Gardens, Emsworth is a two storey semi detached property constructed with red/brown multi brick with a hung tiled roof, the front of the property is a concrete hard standing leading to the integral garage with a shingle to the remaining frontage.

2 **Planning History**

APP/22/00130 - Proposed new bay window to front elevation. Conversion of garage and new side entrance door. – Permit 17/05/2022

3 **Proposal**

Non-material amendment to Planning Permission APP/22/00130 relating to front elevation windows.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

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 has advised that Local Planning Authorities must have regard to the effect of the change when determining whether 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
- 5.4 The proposal seeks to amend the previously approved bay window on the front elevation by replacing it with a window that would sit flush with the front elevation at ground floor level. The proposed amendment is considered to be in keeping with the host property and would not result in any harmful impact on the character of the area. As such, the change would result in only a minor and non-material impact on visual amenity and is therefore considered acceptable.
- (iii) Effect on neighbouring properties
- 5.5 The proposed amendment to the front window at ground floor level is not considered to result in any adverse impacts on neighbouring amenity.
- ## **6 Conclusion**
- 6.1 Overall, the proposed alteration to the previously approved scheme APP/22/00130 is 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 Place be authorised to **GRANT PERMISSION** for application APP/26/00303 subject to the following conditions:

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

Ground Floor Plan – Submitted 06 May 2026
Front Elevation Amended – Submitted 27 July 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.