

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land to the South of Bartons Road, Havant, PO13 9PB

Applicant Details

Name/Company

Title

Mr

First name

Edward

Surname

Moore

Company Name

Anavo Development Limited

Address

Address line 1

21 Upper Philimore Gardens

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

W8 7FH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Marcus

Surname

van Heerden

Company Name

Carless & Adams Ltd

Address

Address line 1

6 Progress Business Centre

Address line 2

Whittle Parkway

Address line 3

Bath Road

Town/City

Slough

County

Country

Postcode

SL1 6DQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.

Reference number

APP/23/00665

Date of decision

26/02/2024

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

The windows have been changed to allow for a top-hung window set throughout the design, and windows to the en-suites have been removed.

An additional window has been proposed on the east elevation on the lower ground floor. A window on the east elevation on the lower ground floor has been increased in size. A window has been added to the western elevation on the lower ground floor to allow for a window in the kitchen office and the windows have been removed from the entrance lobby of the development.

The single door on the west elevation on the ground floor has been changed to a double door to the private dining area. The escape doors in the stairwells have been relocated. The single door to the quiet lounge on the lower ground floor has been changed to allow for a larger door with a window panel.

The green roof has been removed from the entrance lobby of the development following a fire strategy review. Gable ends have been removed on the western elevation.

A new substation is needed for the development and has been proposed to be located next to the approved bin and cycle store close to the entrance of the care home. The bin and cycle store design has been altered slightly to accommodate the need for a new substation, the substation will be enclosed with wooden panel fencing. The bin and cycle store has changed in size to accommodate this.

Please state why you wish to make this amendment

Windows have been proposed to be changed to top hung to allow for restrictors to be placed on the windows. The en-suite windows have been removed following the design of the en-suites through the scheme, which are without a window.

The additional window on the east elevation lower ground floor provides another source of light into the the bedroom in this area. The window which is increased in size on the east elevations on the lower ground floor provides light into the residents corridor and destination end, increasing the size of the windows allows more natural light into this area.

The window added to the west elevation on the lower ground floor gives a window to the kitchen office, which, following an internal redesign of the kitchen has now been located here. The extruded brick feature in this area has been removed to accommodate this.

The windows have been removed to the side of the entrance lobby to the care home. This is to allow for the tile hanging cladding to continue in this area.

The single door on the west elevation on the ground floor has been proposed to be changed to a double door, this is due to an internal redesign which places the private dining in this area. The double door will allow more natural light into the space, and for ease of movement from the private dining and the external area which it opens out to.

The escape doors have been relocated in some areas throughout the scheme following the fire strategy, the green roof over the entrance lobby has also been removed following the fire strategy.

The door has been increased into the quiet lounge on the lower ground floor to increase the natural light into this area due to its orientation.

The gable ends to the western elevation have been removed due to the build-ability of the roof in this area.

The addition of a substation next to the bin and cycle store is needed following the BREEAM "excellent". The bin and cycle store have been adapted to accommodate the new substation. The bin and cycle store has changed in length and width to accommodate this, however the materials chosen for the store remain the same from the approved scheme.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes, please complete the following details

Old plan/drawing numbers

APP_23_00665-East Elevation 1833812 / APL010
APP_23_00665-First Floor Plan 1833809 / APL007
APP_23_00665-Lower Ground Floor 1833809 / APL005
APP_23_00665-North Elevation 1833811 / APL009
APP_23_00665-Roof Plan 1833810 / APL008
APP_23_00665-Section Elevation 1 / APL013
APP_23_00665-Section Elevation 2 / APL014
APP_23_00665-South Elevation / APL011
APP_23_00665-Upper Ground Floor Plan / APL006
APP_23_00665-West Elevation / APL012

New plan/drawing numbers

A-1014-124-P1-Lower Ground Floor Plan
A-1014-125-P1-Upper Ground Floor Plan
A-1014-126-P1-First Floor Plan
A-1014-182-P1-Bin and Cycle Store Sheet 01 of 02
A-1014-183-P1-Bin and Cycle Store Sheet 02 of 02
A-1014-202-P1-Elevations Sheet 01 of 02
A-1014-202-P1-Elevations Sheet 02 of 02
A-1013-212-P1-Sections Sheet

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☐ The applicant
☒ Other person

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

☐ Yes

☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Melissa Magee

Date

18/07/2024