
Site Address: Land at Forty Acres, Havant Road, Havant
Proposal: Application for Non-Material Amendment to Planning Permission
APP/18/00450 relating to the installation of PV Panels to all plots to accord with new
Building Regulations.
Application Type: Non-material change
Application No: APP/23/00745 Expiry Date: 25/10/2023
Applicant: Mr Briggs
Barratt David Wilson Homes
Agent: Case Officer: Leanne Richardson
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site forms part of a wider development site at Forty Acres Farm. Planning permission was granted under planning reference APP/18/00450 for the construction of 320 dwellings and associated development in January 2020.

The current application seeks a non-material amendment relating to the installation of PV Panels to Plots 229-231 and Plots 239-241 approved under the APP/18/00450 permission.

2 Planning History

APP/18/00450 - Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020). Request to discharge condition No. 29 (received 3.9.2020). Request to discharge condition No/s 12, 14, 25 and 28 (received 16.06.2021). Request to discharge condition No. 18 (received 05/07/2021). Request to discharge condition nos 4 & 8 (received 3.8.21). Request to discharge conditions 3 (resubmission) & 13 (received 16.9.21)., PERM, 17/01/2020

APP/20/00835 - Application for non-material change to Planning Permission APP/18/00450 relating to replacement of Maidstone house types with Elleton house types and Kenley house types with Denford house types., REF, 29/10/2020

APP/21/00824 - Application for non-material change to planning permission APP/18/00450 relating to relocation of gas governor and rotation of toilet block. PERM 03/09/2021

3 Proposal

Application for Non-material Amendment to Planning Permission APP/18/00450 relating to the installation of PV Panels to all dwellings constructed post June 2023 to accord with new Building Regulations. The dwellings that would have the PV panels installed on the roof are identified by orange dots on the Proposed PV Plan.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011 _
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Planning Considerations

5.1 As detailed in paragraph 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.

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 principle of the development has already been established through the granting of planning permission under application APP/18/00450. The installation of PV panels is therefore considered acceptable in principle subject to other development control criteria. Ordinarily the installation of PV panels would amount to 'permitted development' under the Town and Country Planning (General Permitted Development) Order 2015 as amended.

(ii) Appropriateness of design and impact on the character of the area _

5.4 The proposed solar PV panels are deemed to be of appropriate design and appearance and the affected properties amount to just 6 dwellings out of the 320 dwellings consented under the APP/18/00450 approval. The introduction of the PV panels on this limited number of properties would not result in a significant adverse impact upon the character and appearance of the area.

(iii) Effect on neighbouring properties

5.5 The proposed changes are relatively modest, with three of the properties fronting

onto an area of open space. It is considered that they are unlikely to lead to an adverse impact to neighbouring properties, noting that such works would normally constitute permitted development, and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to APP/18/00450 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 Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00745 subject to the following conditions

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

N81:2393 PL04M Proposed Site Layout
N81:2393 PL17 Proposed PV Plan
Inline Solar Specification

Reason: - To ensure provision of a satisfactory development.