
Site Address: Harbour Place (development site on land at Forty Acres Farm), Havant Road, Havant

Proposal: Application for Non material amendment to Planning Permission APP/21/00605 relating to change of bricks from Pembridge Red Stock to Sunset Red and Mulberry Red and addition of hanging tiles.

Application Type: Non-material change

Application No: APP/23/00180 Expiry Date: 30/03/2023

Applicant: Miss Ballam
Barratt David Wilson Homes
Southampton

Agent: Case Officer: Arleta Miszewska

Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

Harbour Place (development site on land at Forty Acres Farm), Havant Road, Havant

The application site forms a part of wider development site in WaterlooVille area.

The development was granted planning permission for 320 dwellings and associated development in January 2021. The permission was granted subject to conditions and a legal agreement.

Subsequently, planning permission APP/21/00605 followed in December 2021, consenting a re-plan of 147 dwellings including an uplift of 34 additional homes.

The current application seeks a non-material amendment to the approved materials, specifically seeking to substitute the approved external facing materials.

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). Request to discharge condition 28 (received 21/02/2022). Request to discharge condition 4 (received 17/03/2022). Request to discharge condition 26 (20.07.22). Request to discharge conditions 8 and 21 (29.03.23)., PERM, 17/01/2020

APP/21/00605 - Re-plan part of the residential area of the site to facilitate an

additional 34 new homes within the development area to create a total 147 dwellings, inclusive of the additional 34 units.(23.12.21). Request to discharge conditions 3,10,11,20 & 22 (26.01.22)., PERM,23/12/2021

3 Proposal

- 3.1 Application for Non material amendment to Planning Permission APP/21/00605 relating to change of bricks from Pembridge Red Stock to Sunset Red and Mulberry Red and addition of hanging tiles.
- 3.2 A non-material amendment to the approved materials, specifically seeking to substitute the approved external facing materials, as follows:
- Pembridge Red Stock bricks to Sunset Red bricks on plots: 107 & 214 - 217, 268, 278-288 and 322-325,
 - Pembridge Red Stock bricks to Mulberry Red bricks on plots: 29-33, 39-41, 44-49, 52, 57-58, 60-64, 85, 96-107, 116-117, 219-220, 225-228, 230-232,239-241, 295, 296-300, 303-305, 309-311, 314-318, 326, 330-333, 336-337, 350-352.
 - Plot 275: add tile hanging to public-facing elevations
- 3.3 The amendment is requested due to Pembridge Red Stock bricks being unavailable. Tile hanging on plot 275 is requested to enhance the character and appearance of this prominent property situated in a corner location.

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(Concentration and Distribution of Development within the Urban Areas)
CS17(Concentration and Distribution of Development within the Urban Areas)
CS9 (Housing)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

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 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

(i) Principle of development

The principle of the development has been established by the outline planning permission for the development, the residential part of which is located within Havant Borough Council area.

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

Based on the information submitted and given the small scale of changes proposed, it is considered that the proposed amendment would not result in demonstrably harmful impacts on the character and appearance of the area.

Therefore the proposed non-material amendment is considered to be acceptable and is recommended for approval.

The submission confirms that the need for this amendment resulted from the Pembridge Red Stocks bricks being unavailable. The tile hanging on plot 275 is proposed to enhance the appearance of the corner plot improving the character of the immediate area.

6 Conclusion

Overall, the proposed amendment is considered acceptable and therefore it is recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00180 subject to the following condition:

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

PL07Y Proposed Materials Plan

Reason: - To ensure provision of a satisfactory development.