
Site Address:	Berewood Phase 3B Plots 60-63 Land South of Laxton Leaze, Waterlooville		
Proposal:	Application for Non-material amendment to Planning Permission APP/21/01259 relating to split Plot 60-63 4 block terrace into two semi-detached units.		
Application Type:	Non-material change		
Application No:	APP/23/00444	Expiry Date:	12/07/2023
Applicant:	Mr Hall		
	Bloor Homes Southern		
Agent:		Case Officer:	Steve Weaver
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises an irregular shaped parcel of level agricultural land, forming Phase 3B of the Waterlooville Major Development Area.
- 1.2 Forest End Allotments lie to the south and south-west and Forest End residential area lies to the east. Other parts of the wider MDA lie to the north and west.

2 Relevant Planning History

APP/10/00828 - Outline Application for the development of approximately 2550 dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane and completion of Maurepas Way access, a local centre (comprising retail, community building, land for health care, land for elderly care) public house, land for 2 primary schools, land for a nursery, land for employment uses, associated amenity space along with substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure planting (Matters for Approval Access only). Full planning application for the development of Phase 1 comprising 194 no. dwellings, internal roads, garages, driveways, pathways, boundary treatment, substation, pedestrian/cycle ways, including to Maurepas Way, associated parking spaces, flood attenuation ponds, temporary play provision, associated amenity space and hard and soft landscape works. Full planning for engineering operations associated with infrastructure requirements and service provision for the detailed Phase 1 application, the temporary closure of Havant Footpath No 11 and Southwick and Widley Footpath No 30, with suitable alternative route provided. **Approved 30/03/2012.**

APP/21/01259 - Reserved Matters Application pursuant to Outline permission APP/10/00828 for development within Berewood Phase 3B comprising 122 dwellings in total (20 of which are located within the Borough of Havant and 102 within the administrative boundary of Winchester City Council), associated amenity space, access, garages, parking, internal road, pathways and associated landscaping (matters of layout, appearance, access, landscape and scale) pursuant to application ref: APP/10/00828. **Approved 13/10/2022.**

3 Proposal

3.1 Application for Non-material amendment to Planning Permission APP/21/01259 relating to a proposal to split Plots 60-63 from a 4 block terrace into two sets of semi-detached units. The background to the request is as follows (taken from the agent's supporting letter):

Plot 60-63, depicted as a four-block terrace, have been nominated as units to be transferred to the Housing Association, as well as being built in accordance with the M4 (2) building regulations. We are struggling to meet these requirements, primarily in terms of level access, due to some issues with external levels. Unfortunately, due to the close proximity of the road, we have limited play in changing the finished floor level, as this would result in an excessive amount of tanking across the four plots.

As a result, we propose to keep the current housetype but dividing the four-block into two semi-detached units. This would allow us to review and modify the level strategy to ensure compliance with M4 (2) requirements.

3.2 The application has been jointly submitted to both Winchester City Council and Havant Borough Council, with the Plots the subject of the proposed amendments lying wholly within Winchester's administrative area. The partner application to Winchester was **approved** on 20th June 2023.

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)

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
- (iii) Effect on neighbouring properties

(i) Principle of development

5.3 The application site is located within the defined urban area, and relates to a change in house types to four Plots out of a total of 122 on the Phase 3B development which received reserved matters approval under Application APP/21/01259 in 2022. On this basis the 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 is to change plots 60 -63 from a block of 4No. terraced dwellings with a hipped roof to either end (as approved), into 2 blocks of semi detached dwellings with gable ends (as proposed). The plots lie within the main body of the application site, wholly within Winchester City Council's administrative area and that authority has already accepted the changes as being 'non-material'.

5.5 The internal layout and general elevational treatment of the revised dwellings is consistent with the previous approval, and the changes have no impact on the floor areas, garden areas or car parking arrangements previously approved. Lying within a larger development of 122 dwellings, the changes proposed are not considered to have a significant impact on the character or appearance of the overall development and are considered as non-material.

(iii) Effect on neighbouring properties

5.6 The plots in question lie approximately 75m from the nearest existing dwellings within Havant Borough, with other parts of the Phase 3b development lying in between. The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

6.1 Overall, the proposed change of plots 60-63 from a block of 4No. terraced dwellings into 2 blocks of semi detached dwellings is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00444 subject to the following condition:

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

Site Layout BL00190707 SL01 Revision J
Sedley Brick M2B4P.PL-01

Reason: To ensure provision of a satisfactory development.