

Site Address:	Land north of Havant Road and west of Selangor Avenue		
Proposal:	Application for non-material change to Planning Permission		
APP/16/00774	relating to change of approved roof tile from Forticrete Gemini tiles (in Slate Grey and Mixed Russett) to Forticrete SL8 tiles (in Slate Grey and Brown) for plots 27 to 111 .		
Application No:	APP/20/00654	Expiry Date:	03/09/2020
Applicant:	Miss Ballam Barratt David Wilson Homes Southampton		
Agent:	Miss Ballam Barratt David Wilson Homes	Case Officer:	Daphney Haywood
Ward:	Emsworth		

1 Site Description

2 Planning History

APP/19/00006 - Non Material Amendment to Planning Permission APP/16/00774 to separate one block of four terrace properties (plots 19, 20, 21 and 22), splitting them into a pair of semi-detached properties and to hand plot 85.
 . PERM.17/01/2019

APP/19/00290 - Variation of S106 Agreement for the mortgagee in possession obligations to be varied in line with National Housing Federation - Example Standard Mortgage Clause, 22/07/2020 Not yet determined

APP/19/00352 - Application for non material change to planning permission
APP/16/00774 relating to minor plot changes to the already approved layout.,
PERM.02/05/2019

APP/19/00633 - Application for non-material change to Planning Permission relating to minor plot changes to approved layout under APP/16/00774 which includes the reconfiguration of show home arena, amending the proposed house types for plots 139-146 inclusive and plots 147 and 112., PERM,16/07/2019

APP/19/00857 - Application for non-material amendment to Planning Permission APP/16/00774 relating to minor amendments to the Arboricultural Impact Assessment and Method Statement in order to facilitate additional works to the highway south of the application site, as required by Section 278 legal agreement with the Highway Authority., PERM,27/09/2019

APP/19/00868 - Display of various illuminated and non-illuminated advertisements as detailed in the Site Set up (Drawing No. 004813R13) and the Advertisement Schedule., PERM,12/02/2020

3 Proposal

Application for non-material change to Planning Permission APP/16/00774 relating to change of approved roof tile from Forticrete Gemini tiles (in Slate Grey and Mixed Russett) to Forticrete SL8 tiles (in Slate Grey and Brown) for plots 27 to 111 .

Plots 1- 26 and 112-147 (62 in total) on that part of the site closest to Havant Road have been/will be completed in the approved Gemini roof tiles.

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

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, 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 proposed Forticrete SL8 tiles (in Slate Grey and Brown) whilst giving a larger format appearance than the Gemini have a similar profile and the proposed colour finish is acceptable in respect to the Gemini tiles already on site and the approved bricks. As such the design and impact on the character of the area is not materially changed and is acceptable.

- (iii) Effect on neighbouring properties

5.5 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 alteration to the roof tiles for these plots 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 Planning be authorised to **GRANT PERMISSION** for application APP/20/00654 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Planning Layout CB-15-105-001 Rev H received 3 September 2020.
FORTICRETE-SL8-BROCHURE-2020
Reason: - To ensure provision of a satisfactory development.