
Site Address:	Land adjacent Woodcroft Primary school, Woodcroft Lane, Waterloooville, PO8 9QD		
Proposal:	Variation of condition 5 of planning permission APP/19/00281 relating to approved materials to allow for brickwork elevations.		
Application No:	APP/20/00176	Expiry Date:	03/06/2020
Applicant:	Mr Prior Guinness Developments Ltd		
Agent:	Mrs Wootton Exbury Homes Ltd	Case Officer:	Daphney Haywood
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site, which measures approximately 1.39 hectares and previously formed part of the Woodcroft School site, is located to the north of the Borough of Havant. The County Council applied for and was granted S.77 Consent under the Schools Standards and Framework Act 1998 to dispose of surplus playing field land by the Department of Children, Schools and Families on 05/08/2011. The Milton Road Local Shopping Centre is situated approximately 200 metres to the east while a greater range of shops is available in the Cowplain District Centre located on London Road approximately 1.2 kilometres to the south east.

Situated to south and west of Woodcroft Primary School, the development site is overlooked by the southern façade of the refurbished school. The School campus itself separates the site from Woodcroft Farm, identified as a Strategic Site in the Havant Borough Local Plan (Core Strategy) 2011. The south-western part of the surplus School land has been safeguarded for the road access to serve the Strategic Site, which runs from Eagle Avenue. To the south and west is the residential development of Wecock Farm, while to the north lies the community of Lovedean.

The site which is accessed from Woodcroft Lane is primarily residential in character.

2 Planning History

98/59532/001 - Erection of 1.8m high vertical bar, blunt top, black painted iron railings and gates on north-east boundary and 1.8m high black Paladin fencing along part of southern boundary and southern boundaries, RNO,16/03/1998
09/59532/002 - Conversion of the existing 3 form entry junior school building into a 1 form entry primary school, with the demolition of the existing 3 form entry infant school and playground for the construction of a grass playing pitch. , PERM,07/04/2009
APP/15/00538 - Consultation by Hampshire County Council for change of use from a paddock to a grass playing field., RNO,19/06/2015
APP/15/01235 - Outline application for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue with all other matters reserved. (Approved 05.08.2016). Request to discharge condition No/s 4 and 13 (12.04.2019). Request to discharge condition No. 12 (10.05.2019). Request to Discharge Conditions 5 and 10 (14.05.2019)., PERM,05/08/2016
APP/17/01269 - DOC condition 11,

APP/19/00281 - Reserved matters application following Outline Planning Permission APP/15/01235 and APP/19/00339 relating to appearance, landscaping, layout and scale for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue., PERM,11/10/2019
 APP/19/00339 - Variation of Condition 3 of Planning Permission APP/15/01235 relating to wording to be amended from provision of replacement layby to be approved and provided prior to commencement of development, to prior of first occupation. Request to Discharge Conditions 4,5,10, 12 and 13 (09.09.2019)., PERM,29/08/2019
 APP/19/00411 - Condition 4 - Site Setup Plan Condition 13 - Arboricultural Impact Assessment and Method Statement,
 APP/19/00505 - Condition 12 - Ecology mitigation measures & preliminary ground level roost assessment,
 APP/19/00516 - Condition 5 - layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) Condition 10 - details of the emergency link and footpath link to the west, including details of the road crossing point,

 APP/19/01183 - Variation of Condition 10 of Planning Permission APP/19/00339 altering the timing of the footpath link to the west from 'prior to occupation' to 'prior to practical completion of entire site'., PERM,
 APP/20/00160 - Variation of Condition 10 of Planning Permission APP/19/00339 relating to omitting reference to the emergency linked access onto Eagle Avenue., DEL,

3 Proposal

Variation of condition 5 of planning permission APP/19/00281 relating to approved materials to allow for brickwork elevations. Condition 5 requires that the development shall be carried out in accordance with the submitted Materials Schedule dated 29th July 2019. The development hereby permitted shall be completed in accordance with the approved specification which specified for the walls brick (Autumn Blend) and boarding (greygreen and greyblue) with concrete roof tiles in farmhouse red or slate grey. The application proposes the replacement of the boarding on house types A, B, C and D with feature brickwork panels in a contrasting blue brick. The main brick and wall finish would remain the Autumn blend previously approved.

No other changes are proposed to the development which comprises 43 dwellings (4 x 1 bed, 14 x 2 bed, 17 x 3 bed and 7 x 4 bed), and all other reserved matters of landscaping, layout and scale for the outline approval of the 43 residential dwellings are unchanged.

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

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |

CS20 (Transport and Access Strategy)
CS9 (Housing)
DM11 (Planning for More Sustainable Travel)
DM12 (Mitigating the Impacts of Travel)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comments received

Councillor E Shimbart - Hart Plain

No comments received

Councillor P Bains - Hart Plain Ward

No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 15

Number of site notices: 2

Statutory advertisement: 13/03/2020

Number of representations received: 0

Comment	Officer Comment

Summary:

Comment:

7 Planning Considerations

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Additionally, the development of the site for residential purposes has been established by the

existing extant planning permission. The only change to the proposed development relates to the external materials for the elevations of some of the dwellings in respect to the replacement of coloured cladding for a contrasting feature brick. the main brick is unchanged.

(ii) Impact upon the character and appearance of the area

The area is characterised by a variety of development types and finishes including brickwork and cladding and the elevational treatment would be appropriate in form and of acceptable character.

(iii) Impact upon residential amenity

The site is separated by roads from the adjacent residential properties other than those in Renown Gardens, which lie to the east. In respect to the impact on these properties, the proposed material are in keeping with the character and as such would not result in loss of visual amenity.

8 Conclusion

The application is considered acceptable and approval is recommended, subject to conditions as previously proposed or subsequently approved.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00176 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan 17053-1002
Accommodation Tenuse Plan 19-01-ACC-001(P3)
House Type A Elevations 19-01-P-001(P2)
House Type B Elevations 19-01-P-002(P2)
House Type C Elevations 19-01-P-003(P2)
House TypeD Elevations 19-01-P-004(P3)
House Type E Elevations 19-01-P-005(P1)
DD275L01 Rev J LANDSCAPE STRATEGY PLAN
Reason: - To ensure provision of a satisfactory development.
- 2 No dwelling hereby permitted shall be first occupied anywhere on the site until the road(s) serving that dwelling have been laid to at least base course.
Reason: To avoid excess soil being deposited on the existing roads and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development shall be constructed in accordance with the Arboricultural Impact Assessment dated 4th July 2019 (reference D1859AIAa) approved under reserved matters APP18//00281.
Reason: To prevent damage to retained trees and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development shall be constructed in accordance with the Phase 1 Environmental Assessment dated August 2019 (reference CCL03230.CJ58) approved under reserved matters APP/18/00281.
Reason: In the interests of ecology and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development shall be carried out in accordance with the following materials:
Bricks- Autumn Blend) and feature brick - Blue engineering brick
Feature cladding boarding cedar weather boarding Heather Moss and Boothbay blue
Roof tiles - Redland minstonewold Farmhouse red and Slate grey
The development hereby permitted shall be completed in accordance with the approved specification.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The landscaping works shown on the approved Landscape Strategy Plan DD275L01G shall be carried out in accordance with the approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 7 The materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, shall comprise Pricketts Autumn Blend bricks and Close boarded 1.8m high fencing in accordance with the approved Landscape Strategy Plan DD275L01G. The development hereby permitted shall be completed in accordance with the approved specification.
Reason: To safeguard the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 8 No dwelling shall be occupied until the approved parking and access serving that dwelling is provided in accordance with the plans approved under reserved matters APP/18/00281 and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 The surfacing of all open parts of the site proposed to be hardsurfaced shall comprise:-
Adopted highway and pavements – Black Terram
Private Roads and driveways – Block paving – Charcoal / Natural edgings
Slabs and private pathways – Marshall Saxon – Buff .
The development hereby permitted shall be completed in accordance with the approved specification.
Reason: In the interests of the amenities of the locality and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.