
Site Address:	Woodcroft Farm Development Site, Woodcroft Lane, Waterlooville		
Proposal:	Application for Non-Material change to Phase 2B (Residential Phase 1B) of planning permission APP/13/00804 to replace former detached farmhouse dwelling with 1No. 4-bed detached dwelling.		
Application No:	APP/20/00115	Expiry Date:	10/03/2020
Applicant:	Mr McGuire		
	Vistry Homes		
Agent:	Mr Brewer	Case Officer:	Daphney Haywood
	Savills		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the north west of the Wecock residential suburb on the northern-western edge of the Borough and borders the boundaries of Winchester District and East Hampshire District. The land which comprises 10.5 hectares of an irregularly shaped undulating pasture split into fields by hedgerows and scattered groups of trees, lies on the edge of an urban area. It is bordered by open fields to the north, to the south and west by an existing public bridleway and to the east by the existing residential development at James Copse Road. To the south of the bridleway bordering the site is Woodcroft Primary school and a recreation ground. The site which is now under construction has planning permission for the residential development of 288 dwellings.

2 Planning History

APP/13/00804 - Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019), PERM,05/05/2015
APP/18/00217 - Non Material Amendments to Planning Permission APP/13/00804 relating to a number of house and flat designs within Phase 2A (Residential Phase 1A) including replacement of 3 pane with 4 pane patio doors, removal of external first floor terrace areas above garages for flats, addition of brick cills, part rendering to front and rear elevations, squaring of bay windows and door canopies, removal of garden rooms, revised fenestration, replacement garage doors and removal of decorative chimneys., PERM,05/04/2018

APP/18/01145 - Application for non material amendments to Planning Permission APP/13/00804 relating to a number of house and flat designs within Phase 2B (Residential Phase 1B) including replacement of 3 pane with 4 pane patio doors, addition of brick cills, part rendering to front and rear elevations, squaring of bay windows and door canopies, removal of garden rooms, revised fenestration, alteration to garages and removal of decorative chimneys., PERM,19/12/2018

APP/19/00076 - Application for non-material change to Planning Permission APP/13/00804 relating to amendments to Plots 1, 2 and 3 within Phase 2B (Residential Phase 1B) including change of house type, revision of external materials schedule and plot layout amendments., PERM,14/03/2019

APP/19/00369 - Application for variation of S106 Agreement dated 5 May 2015 to amend affordable housing provisions (specifically the mortgagee provisions), DEL, APP/19/01120 - Plot 269 - Monolith 1No. Oak (T1 on plan) to 3.05m, and 1No. Oak (T2 on plan) crown reduce to provide 1.5m building clearance on southern sector; Plot 274 - 1No. Oak (T3 on plan) crown reduce to provide 1.5m building clearance on southern sector; Plot 281 - 2No. Oaks (T4 and T5 on plan) reduce southern lateral limbs to provide 1.5m building clearance; Plot 282 - 3No. Oaks (T6, T7, T8 on plan) reduce southern lateral limbs to provide 1.5m building clearance. Pruning cuts on all trees (except T1) to be no greater than 100mm taken back to best in accordance with BS3998 (2010). All trees subject to TPO 1931., PERM,06/01/2020

3 Proposal

Application for Non-Material change to Phase 2B (Residential Phase 1B) of planning permission APP/13/00804 to replace former detached farmhouse dwelling with 1No. 4-bed detached dwelling.

The farmhouse, which was neither listed nor locally listed, was demolished in 2019 following extensive vandalism and fears over the structural safety of the remaining building. In the original planning permission granted for the site (APP/13/00804) the farmhouse was indicated as being retained in its established use a single residential 4-bed dwelling.

In its place it is proposed to build a 'Westminster' 4 bedroom detached property with flint elevations. All aspects of the former farmhouse plot remain the same as per the approved plans – the parking and garages to the rear, the green and footpaths to the south. The only revision is a minor reduction in footprint that allows a larger private rear garden for the property, and an amended design. There are no revisions to the approved landscaping plans apart from a slight increase in the landscaped area at the front of the property.

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 From a street scene perspective, the proposed dwelling is to be treated with flint detailing on all elevations, fully according with the design ethos of this area of the site as approved under APP/13/00804. Whilst the original character has been lost through the demolition of the farm house, the replacement with a dwelling that is treated in a similar way as the former property will maintain the distinctive character of this part of the site.
- (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 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/20/00115 subject to the following conditions

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

2740-C-1005 Phase 2B (Residential Phase 1B) Site Layout
Rev G
2740-C-1006 Masterplan Rev F
2740-C-1008 Facing materials plan Rev D
Westminster Elevations Flint
Westminster floorplans

Reason: - To ensure provision of a satisfactory development.