
Site Address:	Forty Acres, Havant Road, Havant, PO9 3LW		
Proposal:	Application for non-material change relating to internal changes comprising the reconfiguration of floor space within the building and external alterations.		
Application No:	APP/20/00510	Expiry Date:	28/07/2020
Applicant:	Halebourne Group		
Agent:	Mr Hay	Case Officer:	Lewis Oliver
	Hay Associates Limited		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises an open area of land to the south of Portsdown Hill, which is used for farming and has been previously used for local events, including car boot sales. A small cluster of farm buildings associated with fruit picking exists in the southernmost part of the site. Within this cluster of buildings is a flint cottage which is a building of local interest. The site lies close to the administrative boundary with Portsmouth. The site sits 7.5 km north east from the city centre of Portsmouth, and 2.5 km west from the town centre of Havant. The site is an approximate rectangle shape covering 22.9 hectares. It comprises several agricultural fields divided by mature tree lines, for which some are covered by Tree Preservation Orders (TPO's). The existing farm buildings, known as Forty Acre Farm, which sit adjacent to the site's southern boundary, are the only existing buildings within the site. The existing site is accessed via a single bellmouth taken from Havant Road. Opposite the existing site access is a right-turn lane providing access into residential development on Auriol Drive.

The site is bounded to the north by Havant Road (A2030). There is vegetation along some parts of this boundary, screening the road from the site. To the east, the site is bounded by vegetation screening the site from the slip road and A3(M) motorway beyond. The site is bounded to the south by vegetation alongside the adjacent railway line. To the west the site is bounded by the rear gardens of residential properties on Westways, and by a line of vegetation.

The majority of the development in the vicinity consists of suburban housing developed throughout the twentieth century. Many of these houses, such as those on Fortunes Way, are semi-detached two-storey houses. However, the series of houses which overlook the site on Auriol Drive are detached. There are also a number of three-storey apartment blocks in the area to the west of the site, in the Portsmouth City Council administrative area.

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)., PERM,17/01/2020

3 Proposal

The Application for non-material change to the approved care home, located in the north western part of the approved development. The proposed amendments sought within this non-material amendment application relate to internal changes comprising the reconfiguration of floorspace within the building and external alterations. The changes are highlighted below for convenience:

- Internal layout amendments for operational benefit following the applicants purchase of the site post-planning of the approved scheme APP/18/00450.
- Addition of rooflights to provide natural light to first floor reconfigured rooms, this is on the western elevation facing Westways. The rooflights are to serve a proposed training room, and the rooflights will be located in the northern and southern roof slopes of the gable
- Elevational amendments to suit the internal layout rearrangement above, such as re positioning openings in terms of windows and doors.
- One less bedroom window overlooking Westways, on the western elevation, at first floor as this would now serve a bedroom ensuite, and would be obscure glazed.
- External balconies introduced for further outdoor amenity space, which are located within the internal courtyard and on the eastern elevation. No further balconies are proposed on the western elevation facing Westways.

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

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 principle of development on this site was established through the granting of planning permission under application APP/18/00450, 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 changes generally relate to minor fenestration adjustments to improve style and detailing. Additionally balconies are proposed within the internal courtyard, and on the eastern elevation of the proposed building. Individually the proposed changes are small in scale, and whilst there are a large number of changes, the changes are modest and would not have a detrimental impact on the character of the area or the design of the overall approved building.

(iii) Effect on neighbouring properties

5.5 The impact of the changes for the majority of the proposed changes would not have a significant adverse impact on neighbouring amenity. The proposed balconies are located within the internal courtyard, and on the eastern elevation of the building. The positioning of these are such that given the degree of separation, and that the proposed building would screen any views towards the neighbouring properties in Westways.

5.6 In terms of the changes on the western elevation, which faces Westways, the proposal does include rooflights in the within the gable element of the roofslope. These rooflights would be located within the southern and northern roof slopes. It is considered that given the located of these rooflights, that they would not look directly towards the neighbouring properties of Westways. Furthermore the distance from this elevation to the shared boundaries with existing residential properties is a minimum of 35 metres, which extends to 39 metres on the south-western element of the building, which is the same as under the approved.

5.7 With regards to the changes in the openings on this western elevation, the impact of the changes would result in fewer windows directly overlooking the neighbouring properties, as one of the windows is now proposed to be an en-suite bathroom, which would be obscure glazed.

5.8 As such overall 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 alterations are not considered to result in a material change to

the extant planning permission to the care home element of the approved development and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00510

subject to the following conditions

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

Proposed drawing H213-S96A-L01-A Site Location Plan

- Proposed drawing H213-S96A-01-A – CARE HOME - Ground Floor Plan
- Proposed drawing H213-S96A-02-A – CARE HOME - First Floor Plan
- Proposed drawing H213-S96A-03-A – CARE HOME - Second Floor Plan
- Proposed drawing H213-S96A-04-A – CARE HOME - Roof Plan
- Proposed drawing H213-S96A-05-A – CARE HOME – Elevations
- Proposed drawing H213-S96A-06-A – CARE HOME – Sectional Elevations

Proposed drawing H213-S96A-08-A – CARE HOME – Site Plan Proposed

- Proposed drawing H213-S96A-09-A – CARE HOME – Refuse and Cycle Store

Proposed drawing H213-S96A-10-A – CARE HOME – Coloured Elevations

- Proposed drawing H213-S96A-11-A – CARE HOME – Coloured Elevations

Reason: - To ensure provision of a satisfactory development.