
Site Address:	Berewood Phase 2 Development Site, London Road, Purbrook, Waterlooville		
Proposal:	Application for non-material change to Planning Permission APP/14/00032 relating to change of house type of Plot 1 from Tower house type to Shaftesbury house type and associated double garage.		
Application No:	APP/19/00302	Expiry Date:	12/04/2019
Applicant:	Mr Hodgson Redrow Plc		
Agent:	Bryony Stala Savills	Case Officer:	Lewis Oliver
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

This report relates to development within the southern section of West of Waterlooville Major Development Area (MDA). It relates to a NMA application for a dwelling on a site that is currently used for the show home of Redrow to market the dwellings that were approved under phase 2 of the wider MDA. The show home currently operates in a single storey building, which as part of this application will form the detached garage.

The site is located on the northern part of phase 2, immediately adjacent to Milk Lane. To the south and west lies residential development as part of this phase, with the area being developed pursuant to the Redrow permission for 246 dwellings approved under APP/14/00032 for Havant and 14/00068/REM for Winchester. The site is almost equally split between the administrative areas of Havant and Winchester. To the north of the site lies Town Park, which will provide a variety of facilities and open space. As such the application site is in a highly visible location within the wider area.

It should be noted that an planning application was approved under APP/18/00771, for a revised design and scale of the dwelling proposed for this plot, which is identical to this proposed NMA application.

2 Planning History

The outline permission for the site is 10/02862/OUT for Winchester and APP/10/00828 for Havant. The approved outline permission was for:
Outline application for the development of approx 2550 no 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 healthcare, 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. The same permission also approved the detail for 194 dwellings on Phase 1, to the west of the ASDA roundabout on Maurepas Way.

There is a S106 agreement that covers financial contributions and works for various infrastructure matters; the timing of the payments and works being tied to numbers of units completed over the entire Grainger part of the MDA.

14/00068/REM (WCC) and APP/14/00032 (HBC) - Reserved matter application for 246 dwellings, phase 2 of the Berewood development (which this site forms part of), together with the discharge of conditions 3, 4, 11 and 16 of the outline permissions - Approved 22 July 2014.

Of particular reference to this site is APP/18/00771 Erection of 1No. 4bed detached house with detached double garage and parking. Approved October 2018

3 Proposal

The proposal is for an application for non-material change to Planning Permission APP/14/00032 relating to change of house type of Plot 1 from a 'Tower house' type to 'Shaftesbury' house type and associated double garage. The proposed NMA application is identical to that approved under application APP/18/00771 in October 2018. In submitting this as a NMA application for the APP/14/00032 reserved matters consent the applicant is seeking to fully regularise the situation with regard to the overarching outline and reserved matters for Phase 2 of the overall development.

The 'Tower House' house type was consented with the Phase 2 RMA. The alternative house type sought under this application is the 'Shaftesbury'. The 'Shaftesbury' was part of the approved house type pack for Phase 2 and is common across Phase 2, particularly in prominent corner plots across the parcel. It's inclusion on Plot 1 therefore accords with the character and house type standards within Yew Gardens.

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 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 Within the context of the RMA for Phase 2, and the wider Berewood development, it is considered that this amendment is not material in nature. The proposal accords with the Design Code approved with the Outline Consent (Ref: 10/02/862/OUT and APP/10/00828). The house type proposed is consistent with the approved Design Code.

The 'Shaftesbury' house type is broadly similar in layout to the approved 'Tower House', both with four bedrooms; however the 'Tower House' design was a full 3 storey scale whereas the 'Shaftesbury' is two storied only. Whilst this might be regarded as a significant change at the micro level, across the development approved under APP/14/00032 as a whole the amendment to this house type will not impact the housing mix. Furthermore the 'Shaftesbury' is also featured prominently across Yew Gardens as a whole and it is therefore considered that this 'swap' will not significantly impact the heterogeneity of house types across Phase 2.

The proposal is also consistent with the existing street scene and is in line with the approved Design Code Paragraph GS02A.01 which requires the Town Park to be overlooked by active frontages of new homes of between two and three storeys. The front elevation of the 'Shaftesbury' is also considered to relate positively to the Town Park onto which it fronts, featuring a timber post porch and gable ends. The east elevation has been brought forward on the plot to address the relationship to the street frontage. This has the added benefit of increasing the rear garden length by approximately two metres. Furthermore this design ethos in this location has been approved under application APP/18/00771. As such the proposal is considered to be a non-material change to the design and character of the wider APP/14/00032 development as a whole and is considered acceptable.

- (iii) Effect on neighbouring properties

- 5.5 As has been outlined above, the proposal includes utilising the existing show room, which will form a double garage for this site. The proposed side elevation of the dwelling will be separated from the property to the south, by approximately 5 metres, with the intervening area being the car parking area for the new dwelling. The layout of the development reflects the broader layout of the immediate area, in terms of distances of windows to neighbouring properties, whilst the reduction in scale from

three to two storeys will reduce the 'Shaftesbury's' visual impact compared with the approved 'Tower House'. Therefore having regard to the proposed layout, size, scale and massing of the proposal, it is not considered to have a significant impact on the amenities of neighbouring properties with regard to loss of sunlight/daylight, overlooking or overbearing impact.

6 Conclusion

- 6.1 Overall, the proposed housetype alteration for this plot, when considered in the context of the development approved under APP/14/00032 as a whole, is not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00302 subject to the following condition

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

Site Layout - Rev L

Materials Plan - Rev H

Floor Plan - House Type Shaftesbury - Plans & Elevations HT.SHA.pe A

Elevations - House Type Shaftesbury - Plans & Elevations HT.SHA.pe A

Garage Elevations [for plot 1 only]

Reason: - To ensure provision of a satisfactory development.