

APP/16/00774 for plot changes to approved layout to include the reconfiguration of the show home arena and reconfiguration of plots 123-126., WD,22/03/2019
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, DEL,
APP/19/00308 - Non Material Amendment to Planning Permission APP/16/00774
PERM,08/04/2019

3 Proposal

Application for non material change to planning permission APP/16/00774 relating to minor plot changes to the already approved layout, mainly comprising of changes from gable to hip roofs and change in house types from a 3 bed Folkstone to a 3 bed Maidstone, comprising the following :-

Plot 9 – Changed from Folkstone to Maidstone
Plot 11- Amended from a pitched roof to a hipped roof
Plot 12- Amended from a pitched roof to a hipped roof
Plot 13- Amended from a pitched roof to a hipped roof
Plot 14- Amended from a pitched roof to a hipped roof
Plot 15- Amended from a pitched roof to a hipped roof
Plot 18- Changed from Folkstone to Maidstone
Plot 25- Amended from a pitched roof to a hipped roof
Plot 26- Amended from a pitched roof to a hipped roof
Plot 29- Amended from a pitched roof to a hipped roof
Plot 40- Amended from a pitched roof to a hipped roof
Plot 42- Amended from a pitched roof to a hipped roof
Plot 49 and 50- Changed from Folkstone to Maidstone. These plots have also been amended from a pitched roof to a hipped roof
Plot 61- Amended from a pitched roof to a hipped roof
Plot 62- Amended from a pitched roof to a hipped roof
Plot 76 and 77- Changed from Folkstone to Maidstone. These plots have also been amended from a pitched roof to a hipped roof
Plot 79- Amended from a pitched roof to a hipped roof
Plot 80- Amended from a pitched roof to a hipped roof
Plot 81- Amended from a pitched roof to a hipped roof
Plot 82-85- Amended from a pitched roof to a hipped roof
Plot 86- Amended from a pitched roof to a hipped roof
Plot 96 and 97- Changed from Folkstone to Maidstone. These plots have also been amended from a pitched roof to a hipped roof
Plot 98- Amended from a pitched roof to a hipped roof
Plot 99- Amended from a pitched roof to a hipped roof
Plot 112- Amended from a pitched roof to a hipped roof
Plot 113- Changed from Folkstone to Maidstone
Plot 117- Amended from a pitched roof to a hipped roof
Plot 131- Amended from a pitched roof to a hipped roof
Plot 134 and 135- Changed from Folkstone to Maidstone. These plots have also been amended from a pitched roof to a hipped roof
Plot 136 and 137- Changed from Folkstone to Maidstone
Plot 139- Amended from a pitched roof to a hipped roof
Plot 142 and 143- Amended from a pitched roof to a hipped roof
Plot 144- 146- Amended from a pitched roof to a hipped roof

All detached garages have been amended from a pitched roof to a hipped roof.

Attached garages to remain as approved.

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 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 number and mix of dwellings has not changed and the proposed Maidstone house has the same footprint and is similar in size and character to the Folkstone it would replace, but has a different internal layout and window and door details. In respect to the roof changes the development will continue to include a mix of hipped and gable roofs, and the proposed alteration will reduce the bulk of development. Whilst the proposal incorporates a number of changes these are modest in form and are not considered to impact the character of the development.

(iii) Effect on neighbouring properties

5.5 The plots are sited away from the nearest residential properties which lie in Havant

Road to the west at a distance in excess of 75m., and the proposed changes are not considered to impact the neighbouring properties.

- 5.6 A representation has been received objecting on the grounds that the approved plans provide for 260 allocated parking spaces and 29 visitor (unallocated) spaces.- HBC Parking Supplementary Planning Document, July 2016, states that with the exception of small residential developments an additional 20% of unallocated parking for visitors should be accommodated.- This implies that there should be 52 unallocated parking spaces for visitors. If garages and car ports are included in the total for allocated parking spaces, the number of unallocated spaces should be even greater. The development comprising 147 dwellings cannot be regarded as "small residential development" and there is no opportunity for visitor parking elsewhere in the vicinity.
- 5.7 The level of parking provision remains as for the approved development and therefore this is not a consideration under the current application which relates solely to the changes in roofs and the 3 bed house type.
- 5.6 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact on neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 The plans for the development of this site have been the subject to 2 previously approvals for non- material changes. Having regard to these and the current proposal overall, the proposed alterations to the approved layout for this housing development are 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/19/00352 subject to the following conditions:

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

ARCHITECTURE

Planning Layout- CB_15_105_001 Rev E (2)
Affordable Housing Plan- CB_15_105_004 Rev H
Bin and Cycle Storage Plan- CB_15_105_007 Rev G
Building Heights Plan- CB_15_105_005 Rev G
External Enclosures Plan- CB_15_105_009 Rev G
External Finishes Plan- CB_15_105_008 Rev G
Housing Mix Plan- CB_15_105_003 Rev BG
Parking Strategy- CB_15_105_006 Rev G

LANDSCAPING

Soft Landscaping Plans (BDWS20345 11I- Sheet 1-7)
Hard Landscaping Plans (BDWS20345 12E- Sheet 1-7)
Landscape Proposals (BDWS20345 20J- Sheet 1-3)

AMENDED HOUSE TYPE FLOOR PLANS AND ELEVATIONS

CB_15_105 Maidstone Rev C

CB_15_105 Radleigh Rev D

CB_15_105 Richmond Rev C

AMENDED STREETSCENES

CB_15_105_SS_01 Rev C

CB_15_105_SS_02 Rev C

CB_15_105_SS_03 Rev D

CB_15_105_SS_04 Rev D

CB_15_105_SS_05 Rev B

CB_15_105_SS_06 Rev B

CB_15_105_SS_07 Rev B

CB_15_105_SS_08 Rev B

CB_15_105_SS_09 Rev C

CB_15_105_SS_10 Rev C

Reason: - To ensure provision of a satisfactory development.