
Site Address: Woodcroft Farm Development Site, Woodcroft Lane,
Waterlooville

Proposal: 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.

Application No: APP/18/01145 Expiry Date: 04/12/2018

Applicant: Mr Pearmain
Linden Homes South

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 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)., 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

3 Proposal

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.

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 The proposed changes are similar to those approved under APP/18/00217. Individually they are small in scale, however, there are a substantial number of changes which combined with those previously approved have the potential to have a material impact on the overall character of the area, especially as features such as chimneys are proposed to be omitted

- 5.5 Initially the application proposed the removal of all of the chimneys but following negotiation chimneys in key locations have been retained, and as such it is considered that the impact on the character of the development in this respect is not material.
- 5.6 Other changes such as the loss of balconies for the flats would result in loss of private outside space for 3 flats, however, the flats are located in proximity to the open space on the site, there is no specific policy basis for the retention of such private amenity space, and visually the alterations to the design would not be detrimental.
- 5.7 In respect to the alterations to the garages this involves a change of door type in accordance with what has been accepted on the earlier phase, and in some cases the garages are set back to allow an additional car to park in front. The garages are generally single or in pairs and the visual impact is considered to be limited and acceptable.
- 5.8 Overall, whilst there are a number of changes they are not considered to impact the character of the development and would not have a material impact on the development as a whole or the wider character of the area.

(iii) Effect on neighbouring properties

- 5.9 The development is sited some distance from the existing residential properties and the proposed changes which are relatively modest are not considered 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 and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01145 subject to the following condition:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - . Woodcroft Summary Phase 2B (Residential Phase 1 B) Schedule of Accommodation 11.10.18
 - . Woodcroft Plot by Plot Phase 2B (Residential Phase 1 B) Schedule of Accommodation 11.10.18
 - . 2740-C-1005 Phase 2B (Residential Phase 1 B) Site Layout Rev F
 - . 2740-C-1006 Masterplan Rev E
 - . 2740-A-1007 Phasing Plan Rev D
 - . 27 40-C-1100 Materials B
 - . 2740-C-1101 Materials elevations B
 - . 2740-C-1008 B Facing materials plan C
 - . 2740-C-1009 Site sections
 - . 2740-C- 1120- A Site section
 - . 2740-A-3100 4BH2 (FLINTLPlots 1, 39, 240_Plan & Elevations Rev C
 - . 2740-A-3105 3BH1+3BH5(LLPlots 2-3_Plan & Elevations Rev C

- . 2740-A-3110 2BH1-AFFx4 +3BH-AFFx2_Plots 4-9_Plans & Elevations Rev C
- . 2740-A-3115 4BH2_Plots 10, 48, 53, 94_Plans & Elevations Rev B
- . 2740-A-3120 3BH1x2 +3BH4+(LLPlots 11-13_Plans & Elevations Rev B
- . 2740-A-3125 3BH1 +3BH4+(LLPlots 14-15_Plans & Elevations Rev C
- . 2740-A-3130 3BH7(L)x3_Plots 16-18, 36-38_Plans & Elevations Rev C
- . 2740-A-3135 2BH-AFFx2 +3BH-AFFx2_Plots 19-22, 54-57_Plans & Elevations Rev D
- . 2740-A-3140 2BH-AFFx2 +3BH-AFF _Plots 23-25,58-60, 81-86_Plans & Elevations Rev C
- . 2740-A-3145 2BF1-AFF to 2BF6-AFF _Plots 26-34_Floor Plans Rev B
- . 2740-A-3146 2BF1-AFF to 2BF6-AFF _Plots 26-34_Elevations Rev C
- . 2740-A-3150 4BH4_Plot 35_Plans & Elevations Rev C
- . 2740-A-3155 2BH1 +3BH3_Plots 40-41,90-91,96-97 _Plans & Elevations Rev B
- . 2740-A-3160 2BH1x4_Plots 42-45_Plans & Elevations Rev B
- . 2740-A-3165 2BH1 +3BH1_Plots 46-47,73-74,79-80,92-99_Plans & Elevations Rev B
- . 2740-A-3170 3BH7(L)x2_Plots 49-52,236-239,241-242_Plans & Elevations Rev C
- . 2740-A-3175 2BH-AFFx2, 3BH-AFF, 2BM-AFFx2_Plots 61-65_Plans & Elevations Rev C
- . 2740-A-3180 3BH8_Plot 66_Plans & Elevations Rev C
- . 2740-A-3185 2BFOGx2_Plots 67-70, 98-99_Plans & Elevations Rev C
- . 2740-A-3190 2BH1 +3BH5(LLPlots 71-72_Plans & Elevations Rev C
- . 2740-A-3195 3BH7(L)x4_Plots 75-78_Plans & Elevations Rev D
- . 2740-A-3200 3BH4+(LLPlot 87 _Plans & Elevations Rev C
- . 2740-A-3205 3BH6_Plots 88-89, 95, 243-244_Plans & Elevations Rev D
- . 2740-A-3210 1 BF5 & 2BF6_Plots 119-122_Plans & Elevations Rev B
- . 2740-A-3215 2BH1x3 & 3BH5(LLPlots 232-235_Plans & Elevations Rev C
- . 2740-A-3225 3BH1 & 3BH5(LLPlots 250-251_Plans & Elevations Rev D
- . 2740-A-3230 Garages, Substation, Cycle & Refuse Stores Plans & Elevations Rev C
- . 2740-A-3220 4BH3(L) Plots 245, 247,249_Plans & Elevations Rev D
- . 2740-A-3221 4BH3(L)Plots 246-248_Plans & Elevations Rev A

Reason: - To ensure provision of a satisfactory development.