
Site Address:	The Curlew, Petersfield Road, Havant PO9 2HU		
Proposal:	Application for non-material amendment to Planning Permission APP/17/01202 relating to landscaping.		
Application No:	APP/18/00521	Expiry Date:	02/07/2018
Applicant:	Fortitudo Ltd		
Agent:	Mr B Spiller	Case Officer:	Rachel Ballam
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site lies to the south-east side of Petersfield Road (a dual carriageway) and has a site area of approximately 0.35ha.
- 1.2 The site is currently occupied by the Public House called The Curlew which probably dates from the 1970's with brick and green coloured roofing. The Public House has recently closed. There is an outside seating patio to the south-west side of the building and a beer garden and children's play area to the rear and south-east of the building. There are several trees on the site including a large Willow Tree. The site is relatively flat in nature.
- 1.3 To the north-east side of the main building there is a parking area for customers and a car wash business, no longer in operation. There is currently a cut through between Petersfield Road and Leigh Road.
- 1.4 In terms of surrounding uses, to the north-east of the site is the Parkway Centre (NHS Mental Health Services) a two storey large building. To the rear of the site are two storey terraced houses with short rear gardens and there are also two properties adjacent to the access to Leigh Road. To the west of the site is the Havant Health Centre a part three storey building. To the north west is the dual carriageway of Petersfield Road with two storey residential properties beyond.

2 Planning History

APP/17/00369 - Outline planning application for the demolition of existing building and erection of a three-storey block of thirty-one flats, together with associated car and cycle parking. (Approved 8.11.17). Discharge of condition No/s 3, 6, 7, 8, 9, 10, 11 and 19 (28.2.18)

APP/17/01202 - Reserved matters application for landscaping of the site following outline planning permission reference APP/17/00369 and amendment to proposed cycle store. PERM 13/02/2018

3 Proposal

The current application proposes a non-material amendment to Planning Permission APP/17/01202 relating to landscaping. Relative to the previous approved scheme the current application seeks to change the species of 4x trees within the application site. The position of the trees would be maintained as per the previously approved

Landscape Proposal. The alteration is proposed following advice from Southern Water that the roots of the previously approved tree species may have posed a threat to the approved foul water sewer.

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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 under the applications APP/17/00369 & APP/17/01202. This NMA relates to a revised landscape proposal, involving a change of species of 4x trees, for the development (landscaping was approved under application APP/17/01202)

(ii) Appropriateness of design and impact on the character of the area

5.4 The proposed alteration to the landscape proposal approved under applications APP/17/00369 and APP/17/01202 would involve the in situ replacement of 4x trees with trees of different species. The minor alteration to the trees within the application site would not have a significant impact upon the overall appearance of the approved development. The proposed alteration would not represent a material impact upon the

development as a whole or on the visual amenity and character of the wider area.

(iii) Effect on neighbouring properties

- 5.5 Owing to the positions of the trees to be replaced, and the species of trees chosen to replace them, the proposed alteration would not be expected to result in any adverse impact upon the amenities of neighbouring properties relative to the original approved scheme APP/17/01202. The proposed alteration 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/18/00521

(A) subject to the following conditions

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

Landscape Proposals 2107/1F
Floor Plans 1 of 2 FB 5728/101 F
Floor Plans 2 of 2 FB 5728/102 F
Elevations FB 5728/103 F
SUDS Plan SUDS Plan FB 5728/104 C (For Information layout changed)
Planning, Design and Access Statement CL Planning Version 1 dated March 2017
Marketing Report Savills (UK) Ltd dated December 2015
Marketing report Savills (UK) Ltd dated April 2017
Viability Assessment Savills (UK) Ltd dated April 2017
Viability Study Savills (UK) Ltd dated April 2017
Affordable Housing Statement CL Planning Version 01 dated March 2017
Drainage Strategy Report Scott White and Hookins issued June 2017
Proposed Surface Water Drainage Strategy W01651-200 REV PO1
Site, Block & Location Plans Drawing No FB 5728/100 Rev P
Street Scene & Bin and Bike Stores Drawing No. 106 Rev H

Reason: - To ensure provision of a satisfactory development.