

Site Address: Woodcroft Farm, Woodcroft Lane, Waterlooville, PO8 9QA

Proposal: 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.

Application No: APP/18/00217 **Expiry Date:** 21/03/2018

Applicant: Mr Pearmain
Linden Homes South

Agent: Mr Brewer **Case Officer:** Daphney Haywood
Savills

Ward: Hart Plain

1 Site Description

2 Planning History

(serving Orange P.C.S Ltd) to 25m to allow Vodafone to share the facility and site. An additional head frame supporting 6 No. antennae and 2 microwave dishes. Siting of an associated equipment cabin at ground level., TPP,16/09/2003

05/53591/013 - Erection of a 30.2m Lattice telecommunications tower supporting 3 antennas 1 No. 600mm and 1 No. 300mm microwave dish with ancillary equipment cabins operated by O2 UK Ltd, immediately to the west of existing 25m mastREF'05

06/53591/014 - Variation of condition 1 of Planning Permission 03/53591/012 to allow mast to be permanently retained., PERM,22/05/2006

APP/18/00211 - Phasing Plan 2668-C-1007-B Masterplan 2668-C-1006-B Schedule of Accommodation whole site Schedule of Accommodation Phase 2A (Residential phase 1A) Schedule of Accommodation Phase 2B (Residential phase 1B) Schedule of Accommodation Phase 3 (Residential Phase 2), UNK,

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). PERM

3 Proposal

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.

- Plots 252-253 (2 x 3-bed houses)

Addition of brick cills to rear elevation, removal of ground floor rear window & garden rooms, replacement of 3 pane patio door with 4 pane opening, part render on front and rear elevations

- Plots 254-265 (6 x 1-bed & 6 x 2-bed flats)

Removal of terrace areas above garages and associated brickwork screen, replacement of patio door openings with windows on first floor flats, revised elevation detailing to garages including revised garage doors

- Plots 266-268 (2 x 2bed & 1 x 3-bed houses)

Removal of windows from side elevation, revised fenestration at ground and first floor

- Plots 271-272 (2 x 3-bed houses)

Squaring of bay window and door canopy, addition of brick cills, removal of garden room and addition of 4 pane patio door, reduction in render to front and rear elevation, internalising porch

- Plots 273 & 274 (2 x 2-bed flats over garages)

Revised garage door design x 6

- Plots 276-280 (5 x 3-bed houses)

Squaring of bays and porches, addition of brick cills, fenestration revisions to front and rear, removal of decorative chimney pieces, revised garage door design x 2

· Plots 282-283 (2 x 4-bed houses)

Removal of decorative chimney, replacement of tiles with bricks on part front elevation, redesign of roof to remove front dormer effect, revised fenestration to front and rear elevations, revised garage door design

· Plots 284-285 (2 x 4-bed houses)

Removal of detailing to door canopy, replacement of 6 pane patio door with 4 pane, revised fenestration to front and rear elevations, revised garage door design

· Plots 286-287 (2 x 3-bed houses)

Squaring of bay window and door canopy, addition of brick cills, removal of garden room and addition of 4 pane patio door, removal of render from side elevation, revised fenestration to front and rear elevations

· Plots 269, 270, 275, 281 & 288 (5 x 4-bed houses)

Revised fenestration to front and rear elevations, revised garage door design, reduction in tiling detail on front elevation · Garages, substation, cycle & refuse stores Revision of garage and building door design

Additionally the approved plans provided a window size that, under Building Regulations, would have required internal window bars. Feedback from occupiers of other Linden schemes has shown these to be unpopular. As such window sizes have been adjusted to ensure internal window bars are not required.

An amended has been provided for plot 268 to retains a window in the side elevation, and whilst this is a bathroom and obscure glazed, it will provide an opening not the footpath to provide a limited level of surveillance.

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 Whilst there are a number of changes proposed, individually they are small in scale 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

5.5 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 and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00217

subject to the following conditions

2668-C-1005-F Site layout
2668-C-1006-B Masterplan
2668-C-1007-B Phasing plan
Schedule of Accommodation Phase 2A (Residential Phase 1A)
2668-A-3000-D HOUSE TYPE 3BH5x2 PLOTS 252-253 Floor plans and elevations
<i>1924-A-3071-C Block type Q Plots 252-253</i>
2668-A-3005-D FLAT TYPES 1BFx6 & 2BFx6 PLOTS 254-265 Floor plans
<i>1924-A-3215-B Block type AQ Plots 254-265 Floor plans</i>
2668-A-3006-C FLAT TYPES 1BFx6 & 2BFx6 PLOTS 254-265 Elevations
<i>1924-A-3216-B Block type AQ Plots 254-265 Elevations</i>
2668-A-3010-E HOUSE TYPE 2BH1x2 & 3BH8 PLOTS 266-268 Floor plans and elevations
<i>1924-A-3011-D Block type C+ Plots 266-268 Plans & elevations</i>

2668-A-3015-D HOUSE TYPE 4BH2 PLOTS 269,270,275,281,288 Floor plans and elevations
<i>1924-A-3110-D Block type Y Plots 269, 270, 275, 281 & 288 Plans & elevations</i>
2668-A-3020-D HOUSE TYPE 3BH5 + 3BH4 PLOTS 271-272 Floor plans and elevations
<i>1924-A-3070-D Block type Q Plots 271-272 Plans & Elevations</i>
2668-A-3025-C FLAT TYPE 2B FOGx2 PLOTS 273-274 Floor plans and elevations
<i>1924-A-3175-D Block type AM Plots 273, 274 Plans & Elevations</i>
2668-A-3030-D HOUSE TYPE 3BH7x5 PLOTS 276-280 Floor plans and elevations
<i>1924-A-3095-D Block type V Plots 276-280 Plans & elevations</i>
2668-A-3035-D HOUSE TYPE 4BH4 PLOTS 282-283 Floor plans and elevations
<i>1924-A-3210-A Block type Z1 Plots 282-283 Plans & elevations</i>
2668-A-3040-D HOUSE TYPE 4BH1 PLOTS 284, 285 Floor plans and elevations
<i>1924-A-3105-D Block type X Plots 284-285 Plans & elevations</i>
2668-A-3045-D HOUSE TYPE 3BH4 + 3BH4 PLOTS 286-287 Floor plans and elevations
<i>1924-A-3065-D Block type P Plots 286-287 Plans & elevations</i>
2668-A-3050-C SINGLE GARAGE, SUBSTATION, CYCLE STORE, REFUSE & RECYCLING STORE Plans and elevations
<i>1924-A-3190-D Garages & car ports & 1924-A-3191-D substation, cycle, refuse and bin store Plans & elevations</i>
2668-C-1010-A Materials
2668-C-1011-A Street Elevations

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

Reason: - To ensure provision of a satisfactory development.