

APP/17/00079 - Opaque glazed non opening rooflight to the west facing roofslope.
(Retrospective Application). , PERM,10/03/2017
APP/17/00414 - Approval of the siting, scale and appearance of the Youth Shelter is sought.
The following plans are submitted for approval; Town Park Masterplan - D2403 L.100 Rev
03 Detailed Hard Landscape Plan - Skate Park, MUGA & Youth Shelter - D2403 L.206 Rev
7 Detailed Soft Landscape Plan 4 of 4 - D2403 L.304 Rev 6 Indicative Site Sections D - d -
D2403_L.453 Rev Landscape Design Statement A4 Hoop Shelter A4 Hoop Shelter
Dimensions Photo examples of the proposed youth shelter, UNK,

3 Proposal

Application for non-material change to Planning Permission APP/14/00032 relating to eave break feature on front elevation of Block B and E. The approved gable / pediment feature was not built to plan and was changed during construction to a substitute pre-made pediment. Because the substitute was unstable it had to be removed for health and safety reasons.

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
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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) Appropriateness of design and impact on the character of the area
- (ii) Effect on neighbouring properties

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

- 5.3 The approved gable / pediment feature was not built to plan and was changed during construction to a substitute pre-made pediment. Because the substitute was unstable it had to be removed for health and safety reasons.

The developer proposed a plain parapet feature with brick to match the elevation material and coping stone to finish the parapet. This was not considered to be high quality design and further improvements or justification were sought. The developer has provided evidence from a structural engineer detailing the limited opportunity to provide a design to match the original approved elevations. There has been subsequent correspondence to justify the current existing masonry parapet due to the concerns of maintenance, weatherproofing and inconvenience to the residents. The planting of trees has now taken place which partially obstructs the views of the parapet feature, reducing the impact of the visual appearance.

Winchester City Council Urban Design consultees have raised no objection to approving this application.

There have been no complaints or comments from the residents or general public regarding this minor change to the design of the front elevations of the 3 blocks.

The proposal is acceptable in design and scale and is considered to maintain the character and appearance of the local area. This application is a joint application with Winchester City Council, one affected block is within WCC and two is within the Havant Borough Council District. All three blocks are recommended for approval ensuring consistency and it is considered that the proposals do not have an adverse impact on the environment.

(iii) Effect on neighbouring properties

- 5.4 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 The application is in accordance with the wider development plan. The change of the parapet feature has been sufficiently justified by the developer and will only minimally change the elevations. Therefore the proposal is considered to be a non material amendment. Approval of the application is recommended as the parapet feature will not cause harm to the environment.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00969

(A)

(B) for the following reasons/subject to the following conditions

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

Block Plan - Tetlow King, Dwelling Materials Layout, REDR130524 DML01 Rev F

Elevations - Tetlow King, Flats Block C Plots 111-118 Elevations sheet 1 of 2, REDR130524 P.111-118e1 Rev C

Engineer Cover Letter - Hughes Consulting Engineering, 13th October 2016 to Mr J Bedford Ref 14051 - Yew Gardens, Waterloooville: Parapet stability.

Engineer Calculations - Hughes Consulting Engineering Structural Calculations Project Number 14051 October 2016 Ref: 14051/calcs/Block B para

Letter from Redrow - Redrow Homes Southern Counties, 25th April 2018 to Katie Stickland

E-mail from Redrow - 15th September 2016 from David Lee to Katie Stickland confirming material for copingstone Pennine TecCast stone, colour Terracotta

Cover Letter - Redrow 8 September 2018

Reason: - To ensure provision of a satisfactory development.