
Site Address: Land adjacent to Riders Junior and Infant School,
Kingsclere Avenue, Havant, PO9 4RY
Proposal: Application for non material change to Planning Permission
APP/16/00492 relating to redesign of house type 2.
Application No: APP/17/00980 Expiry Date: 05/10/2017
Applicant: Mr Legg
Portsmouth City Council
Agent: Mr Lyon Case Officer: Rachael McMurray
POPE PRIESTLEY
ARCHITECTS LLP
Ward: Warren Park

Recommendation: **GRANT PERMISSION**

1 Site Description

Land adjacent to Riders Junior and Infant School, Kingsclere Avenue, Havant, PO9 4RY. This site has recently received planning permission APP/16/00492 for 25no. new dwellings.

2 Planning History

00/58488/000 - Consultation by Hampshire County Council for Replacement of existing perimeter fencing with 1.8 metre high vertical bar railings with gates between points A-B (on plan): Kingsclere Avenue frontage, and erect 2 metre high galvanised vertical steel palisade fencing and gate between points C-D (on plan): Bramdean Drive frontage, PERM,29/02/2000
APP/12/00762 - Consultation by Hampshire County Council for panels on roof of school building providing renewable energy for the school., RNO,05/09/2012
APP/13/00599 - Hampshire County Council Consultatuion to supply, deliver and erect a temporary Pre-School Nursery modular building at Riders Infant School., RNO,18/07/2013
APP/14/00810 - Hampshire County Council consultation for expansion of Riders Infant from 2FE (180 pupils) to 3FE (270 pupils) and expansion of Riders Junior School from 2FE (240 pupils) to 3FE (360 pupils) with the creation of a new main entrance, combined general office, library, staff and studio space with additional car parking, new pedestrian entrance gate and associated landscaping., RNO,29/08/2014
APP/16/00492 - Residential development of 25No. 2 to 2.5 storey 3 bed houses, 5No. 3 storey 4 bed houses and 8No. 2 bed apartments (Approved 17.02.17). Request to Discharge Condition No. 6 (26.04.17). Request to Discharge Condition No. 9 & 10 (26.04.17). Request to Discharge Condition Nos. 2, 4, 5 & 7 (04.05.2017). Request to Discharge Condition 15 (23.08.2017). Request to Discharge Conditions 12 and 13 (23.08.2017)., PERM,17/02/2017
APP/17/00458 - DETAILED GRADIOMETER REPORT ARCHAEOLOGICAL EVALUATION REPORT EMAIL FROM NEIL ADAM (ARCHAEOLOGICAL ADVISOR), UNK,
APP/17/00457 - SOIL SAMPLE REPORT ASBESTOS DELINEATION AND REMEDIATION STRATEGY GROUND CONDITION ASSESSMENT, UNK,
APP/17/00925 - Reptile Mitigation Strategy, Kingsclere Avenue, Update, UNK,
APP/17/00927 - Condition 12: Ridge external lighting layout. Holophane external

lighting. Condition 13: PP1308 7004-01 C01 Boundary fencing, UNK,

3 Proposal

Application for non material change to Planning Permission APP/16/00492 relating to redesign of house type 2. The changes relate to the relocation of windows on the site elevations.

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 Statutory and Non Statutory Consultations

None required.

6 Planning Considerations

6.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact of the proposed changes

The proposed changes relate to the relocation of the ground floor window on the side elevations. This alteration is very minor and is not considered to have a material impact on the design of the dwelling or impact on future occupiers or neighbours.

7 Conclusion

The application is recommended for approval.

8 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00980 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed elevations - PP1308/5002-00 C02
Proposed floor plans - PP1308/3002-00 C02
Reason: - To ensure provision of a satisfactory development.