
Site Address: Former site of The Wheatsheaf, Bramdean Drive, Havant
Proposal: Application for non-material change to Planning Permission
APP/14/00956 relating to additional railings to the ground floor opening doors, removal of small planting bed to the north to achieve maximum width of the drive to accommodate larger deliveries in to the car park area, amend the area outside of the rear access due to the position of the incoming gas mains and the meter boxes required to support the gas supplies with a proposed higher planter made from timber sleepers.

Application No: APP/17/00130
Applicant: Mr Johnson
Agent: Mr C Flint
Chris Flint Ass Ltd
Ward: Warren Park

Expiry Date: 14/03/2017
Case Officer: Lewis Oliver

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the south east corner of the junction of Bramdean Drive with Botley Drive. The site is currently vacant as the Wheatsheaf public house building has been demolished. An off-licence and garages remain on the site but are in a dilapidated condition.

The locality is predominantly characterised by medium/high density residential land use, although directly to the south in Botley Drive there is a three storey flat roofed terrace of shops with residential accommodation above. A service road leads off Bramdean Drive to the rear of the site and also provides access to residential garages and the rear of the adjacent shops. An area of open amenity space is located on the opposite side of Bramdean Drive. The site lies within the urban area as defined in the Local Plan.

2 Planning History

05/64408/000 - Demolition of existing Public House and lock-up shop. Construction of 14No. flats over four floors comprising 3x1bed; 8x2 bed and 3x3 bed roomed flats. 14 Car parking spaces and new vehicular access to Bramdean Drive., WD,08/08/2005
07/64408/001 - Construction of 3/4 storey building, comprising of 14No. 2 bedroom flats, car and cycle parking, refuse store, landscaping and altered access to Bramdean Road following demolition of former Wheatsheaf Public House. , PERM,20/12/2007
GEN/11/00574 - Request for information re the Section 106 contributions., ,31/05/2011 12:22:43
GEN/11/00643 - Query relating to Section 106 agreement., ,08/07/2011 14:51:51
GEN/12/01171 - Viability Report., ,27/11/2012
GEN/14/00902 - Request for PDF copy of DVS Development Viability Report., ,18/09/2014
APP/14/00956 - Outline application for construction of 3/4 storey building comprising 11No. 1 bed apartments, 4No. 2 bed apartments and 6No. 3 bed terraced houses with associated car parking, cycle and refuse storage following demolition of existing

off-licence and garages, and approval of access, appearance, layout and scale, with approval of the landscaping of the site reserved (approved 14/05/2015). Request to Discharge Condition Nos 5 and 6 (08.02.16). , PERM,14/05/2015
APP/16/00107 - Reserved matters application relating to landscaping of the site following outline planning permission reference APP/14/00956., PERM,10/05/2016

3 Proposal

Application for non-material change to Planning Permission APP/14/00956 relating to additional railings to the ground floor opening doors, removal of small planting bed to the north to achieve maximum width of the drive to accommodate larger deliveries in to the car park area, amend the area outside of the rear access due to the position of the incoming gas mains and the meter boxes required to support the gas supplies with a proposed higher planter made from timber sleepers.

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 Statutory and Non Statutory Consultations

None

6 Community Involvement

N/A for non-material amendment application.

7 Planning Considerations

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

The acceptability of the changes to the approved layout and alterations to the building and landscaping.

Building Changes

The changes to the building are additional railings to the ground floor opening doors. These changes are considered to be minor and non-material.

External Changes

The external changes relate to the removal of small planting bed to the north to achieve maximum width of the drive to accommodate larger deliveries in to the car park area, amend the area outside of the rear access due to the position of the incoming gas mains and the meter boxes required to support the gas supplies with a proposed higher planter made from timber sleepers. These alterations are considered to be acceptable and non-material.

8 Conclusion

The proposed alterations are considered to represent non-material amendments and permission can therefore be recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00130

(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:

Revised landscaping - Drawing no. CFA/FULL/L1

Additional Juliet Railings - Drawing No. CFA/FULL/J1

Reason: - To ensure provision of a satisfactory development.