
Site Address: Land at Woodcroft Primary School, 35-37 Woodcroft Lane,
Waterlooville

Proposal: Application for non-material change to Planning Permission APP/20/00176
relating to condition 1 amendment to the Elevation of House Type E Plots 24-25 and Plots
40-43.

Application Type: Non-material change

Application No: APP/24/00563 Expiry Date: 11/10/2024

Applicant: Mr Turner
Guinness Developments Ltd

Agent: Mr Blakemore Case Officer: David Eaves
Amiri Construction Ltd

Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

The site forms part of the land that formerly formed part of the Woodcroft Primary School land at, 35-37 Woodcroft Lane, Waterlooville which is currently being developed under planning permission APP/20/00176, itself a permission to vary condition 5 (materials) of Outline planning permission APP/19/00281.

The original consent APP/19/00281 was a for:

Reserved matters application following Outline Planning Permission APP/15/01235 and APP/19/00339 relating to appearance, landscaping, layout and scale for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue.

The site is accessed from Woodcroft Lane and is to the north of Eagle Avenue. At the time of the case officers site visit part of the site had been developed and occupied to the eastern side and the rest of the site was under construction.

2 Planning History

APP/15/01235 - Outline application for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue with all other matters reserved. (Approved 05.08.2016). Request to discharge condition No/s 4 and 13 (12.04.2019). Request to discharge condition No. 12 (10.05.2019). Request to Discharge Conditions 5 and 10 (14.05.2019)., PERM,05/08/2016

Officer Comment: *This is the outline planning permission relevant to the development site.*

APP/19/00281- Reserved matters application following Outline Planning Permission APP/15/01235 and APP/19/00339 relating to appearance, landscaping, layout and scale for residential development for 43 residential dwellings with access off Woodcroft Lane and emergency access off Eagle Avenue. PERM, 11/10/19

Officer Comment: *This is the base Reserved Matters application.*

APP/20/00160 - Variation of Condition 10 of Planning Permission APP/19/00339 relating to omitting reference to the emergency linked access onto Eagle Avenue
PERM 22/05/20

APP/20/00176 - Variation of condition 5 of planning permission APP/19/00281 relating to approved materials to allow for brickwork elevations., PERM,20/05/2020

Officer Comment: *This is the application that is currently sought to be varied with this Non-Material Amendment applicaiton.*

APP/20/00426 - Application for Non-material amendment to Planning Permission APP/20/00160 relating to conditions 9 & 14., PERM,02/07/2020

Officer Comment: *These conditions related to a variation of Environmental Statement and materials for boundary treatments.*

APP/20/00427 - Application for non-material amendment to Planning Permission APP/20/00176 relating to conditions 6 & 7, landscaping. , PERM,02/07/2020

APP/24/00706 - Application for Non-material change to Planning Permission APP/19/00281 relating to condition 1 amendment to Elevations of Flat Block F Plots 26-31., DEL, CURRENT APPLICATION

3 Proposal

Application for non-material change to Planning Permission APP/20/00176 relating to condition 1 amendment to the Elevation of House Type E Plots 24-25 and Plots 40-43.

The changes to House Type E relate to the following changes:

The approved and proposed elevations for **plots 24-25** include the following:

Front Elevation - Brick (Blue engineering) detailing instead of cladding, change to roof tile. Change of window from two pane to three pan.

Side elevation - Dormer cheeks change from weatherboarding to lead work.

Rear Elevation - As per front elevation but no window changes. Also noted solar PV proposed.

The approved and proposed elevations for **plots 40-43** include the following:

Front Elevation - Brick (Blue engineering) detailing instead of cladding. Change of window from two pane to three pane. Also noted solar PV proposed.

Side Elevation - Dormer cheeks change from weatherboarding to lead work.

Rear Elevation - As per front elevation but no window changes. Also noted solar PV proposed.

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. Additionally, the development of the site for residential purposes has been established by the existing extant planning permission. The main change to the proposed development relates to the external materials for the elevations of some of the dwellings in respect to the replacement of cladding for a contrasting feature brick, the main brick is unchanged. The other changes are limited and detailed above.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The area is characterised by a variety of development types and finishes including brickwork, roof materials and cladding and the elevational treatment would be appropriate in form and of acceptable character.

(iii) Effect on neighbouring properties

- 5.5 The plots the subject of this proposal are separated by roads from the existing adjacent residential properties. New dwellings under construction adjacent to the units would not be negatively impacted by the proposed alterations.
- 5.6 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 to materials and window detail 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 Place be authorised to **GRANT PERMISSION** for application APP/24/00563 subject to the following condition

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

Location Plan 17053 1002 - DF
Accommodation Tenure Plan Drawing No. Acc-001 Rev P3
House Type A Elevations 19-01-P-001(P2)
House Type B Elevations 19-01-P-002(P2)
House Type C Elevations 19-01-P-003(P2)
House TypeD Elevations 19-01-P-004(P3)
House Type E - Plots 24-25 Elevations Drawing No.
1303-KSA-XX-XX-DR-A-405 Rev E
House Type E - Plots 40-43 Elevations Sheet 1 of 2 Drawing No.
1303-KSA-XX-XX-DR-A-412 Rev E
House Type E - Plots 40-43 Elevations Sheet 2 of 2 Drawing No.
1303-KSA-XX-XX-DR-A-413 Rev C
Site Setting Out Plan Sheet 1 of 2 Drawing No. 1303-KSA-XX-XX-DR-A-111
Rev L
Site Setting Out Plan Sheet 2 of 2 Drawing No. 1303-KSA-XX-XX-DR-A-112
Rev H
Landscape Strategy Plan DD275L01 Rev J

Reason: To ensure provision of a satisfactory development.