

2 Planning History

APP/18/01033 - Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works (approved 14.1.21). Discharge of Condition 21 (18.1.21). Request to Discharge Condition 21 (14.01.21). Request to discharge condition 4 (21.04.21). Request to discharge condition 3 (21.06.21). Request to discharge conditions 16 & 18 (19.10.21)., PERM, 14/01/2021 - Development has commenced

Adajacent site - APP/21/01010 - Erection of 194 No. dwellings, means of access, public open space, play areas, associated infrastructure and landscaping., ,

3 Proposal

The proposal is for a Non-material amendment to Planning Permission APP/18/01033 relating to

- Provision of garden gate and section of paving to provide rear access to plot 55, which is the plot adjacent to the north of the Open Space;
- Amendment to ground floor window (reducing in size) of plots 7,8 & 30, these plots are mid-terrace units (Hanbury) located on the eastern side of the site - so they are not adjacent to existing residential properties in St Georges Avenue or Castle Avenue. The approved and proposed floor plans still provide 3 bed units, and the required 2 car parking spaces;
- Addition of brick soldier course over ground floor front window of plots 19 & 66 Kendal units. Plot 19 is located on the eastern side of the site, plot 66 backs onto 29 St Georges Avenue. The approved plans outline that these units were approved as 4 bed units, these plans outline that the units would be 3 bed units, plus a study) - the plans still provide the required level of parking - 3 car parking spaces with 1 in a garage

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

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 principle of development on this site was established through the granting of planning permission under application APP/18/01033, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the character of the area
Changes to Plot 55

5.4 The changes relate to the provision of garden gate and section of paving to provide rear access to plot 55, which is the plot adjacent to the north of the Open Space. As such the main changes relate to the pathway running alongside plot 55 to get to a new rear gate, with the side/rear boundary of this plot. The pathway would be located at the far northern extent of the Open Space. Further tree information has been submitted, which has been considered acceptable by the Tree Officer, in relation to the mature TPO tree which is located centrally within the open space. Whilst this element of the proposal, in terms of the pathway is located within the open space, this element would still be usable and therefore does not reduce the overall provision of open space and is therefore not considered to be material change in terms of the original consent.

Changes to plots 7,8 & 30

5.5 These plots are mid-terrace units (Hanbury) located on the eastern side of the site. The changes comprise amendment to ground floor window (reducing in size), on the front elevation. These changes are considered to have a minimal impact and are considered to be non-material as they would not have a significant changes in the overall design fabric of the approved development.

Changes to plots 19 & 66 Kendal units

5.6 The changes in relation to this plots related the addition of brick soldier course over ground floor front window of plots 19 & 66 Kendal units. Plot 19 is located on the eastern side of the site, plot 66 backs onto 29 St Georges Avenue. These changes are considered to have a minimal impact and are considered to be non-material as they would not have a significant changes in the overall design fabric of the approved development.

(iii) Effect on neighbouring properties

- 5.7 The proposed changes are relatively modest, and are at ground floor level only and as such it is considered they will not lead to any adverse impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to 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/22/00048 subject to the following conditions

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

TENURE PLAN 507-01-A-02-010-TP K
MATERIAL PLAN 507-01-A-02-011-MP REV H
BOUNDARY TREATMENTS 507-01-A-02-012-BT REV K
SITE PLAN 507-01-A-02-020-SP REV G
MANAGED AREAS 507-01-A-02-0300-MA REV D
PROPOSED FLOOR & ELEVATIONS Hanbury HAN HA 002 B
PROPOSED FLOOR & ELEVATIONS HAN HA 004 A
PLOTS 19 & 66 PROPOSED FLOOR & ELEVATIONS KEN 001 Rev:D
Plot 55 - site plan
TREE PROTECTION PLAN 18295-3 18295-3
ARBORICULTURAL ASSESSMENT & METHOD STATEMENT
18295-AA3-CA DATED 28th January 2022

Reason: To ensure provision of a satisfactory development.