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Havant Borough Council,
Planning Department,
Public Service Plaza,
Civic Centre Road,
Havant,
PO9 2AX

4th April 2022

Dear Sirs,

RE:

Application Number: APP/19/00854

Site Address: 31A North Street, Emsworth, PO10 7DA

Application for a non-material amendment (NMA) following a grant of planning permission

On behalf of LHS Homes (the applicant) I enclose a non-material amendment application relating to the proposed dwellings at 31A North Street.

The application is submitted on-line via the planning portal and is accompanied by the following

- The non-material amendment application form
- The planning application fee of £234 excluding the planning portal service charge
- A description of the proposed development (this letter)
- SD-1944-01 C AMENDED LOCATION AND BLOCK PLANS – *to be superseded*
- SD-1944-02 C AMENDED ELEVATIONS AND FLOOR PLANS – *to be superseded*
- SD-19-44-03 REV B AMENDED - ELEVATIONS AND FLOOR PLANS – *to be superseded*
- SD-19-44-04 REV B AMENDED - STREET SCENE – *to be superseded*
- 1050 Site Layout
- 1060 Eastern Dwellings

Background

Planning permission was granted on 30th March 2021 for the erection of 1No. 3 Bedroom House, 2 No. 2 Bedroom Houses, 1No. 2 Bedroom flat and 2No. 1 Bedroom Flats.

The decision notice for the planning permission ref: APP/19/00854 lists the approved plans for the dwellings relating to that consent:

- SD-1944-01 C AMENDED LOCATION AND BLOCK PLANS
- SD-1944-02 C AMENDED ELEVATIONS AND FLOOR PLANS
- SD-19-44-03 REV B AMENDED - ELEVATIONS AND FLOOR PLANS
- SD-19-44-04 REV B AMENDED - STREET SCENE

Proposed Amendments

The proposed amendments sought within this non-material amendment application relate to internal changes compromising the reconfiguration of floorspace within the building. The changes are highlighted below for convenience:

- Internal layout amendments of the eastern dwellings
- Elevational amendments to suit the internal layout rearrangement
- Relocate the houses to the north of the site 1.4m eastward

The approved dwellings on the east side of the scheme were originally shown as consisting of 3 flats, 2No. one bed and 1No. two bed. These flats as approved are awkwardly shaped with a floor-to-floor height of 2.6m creating low floor-to-ceiling heights of 2.2m. The size of the flats should be called into question as the one bed flats at 45m², do not meet the national housing standard of 50m². However, the 2 bed flat is disproportionately large, exceeding its standard of 61m² by 36m². The approved drawings also show serious discrepancies in roof style and pitch. The approved roof plan shows gable ends while the approved elevations show a hipped roof, pitched at both 25° and 35°. The approved drawings also have shown the use of clay tiles which cannot be used at a pitch lower than 35°.

We have concluded that these flats are of unsatisfactory size and design, and that a minor revision to the building could provide better dwellings. In the same footprint and mass as the original flats, we have created three residential dwellings over two floors, 2No. one bed and 1No. two bed. These dwellings all meet the national housing standards to create better proportioned homes and have utilised the reduced floors thicknesses between levels that can be used in single dwellings, to create larger ceiling heights. We have also rationalised the roof pitch to 30° with hipped ends, which maintains the approved drawings objective of being lower than the existing building.

These dwellings have a more rational design than the flats they replace and solve the previous schemes issues. Higher ceilings can be built in the houses and concrete slate tiles will be utilised instead of clay. All these changes can be made within same mass as the flats, and there are no proposed changes to the amenity space.

The dwellings facing Palmer's Road to the north of the site consist of 3 houses. 1No. 3 bed and 2No. 2 bed. We are not proposing any changes to these houses. However, we have been asked to look at the location of the houses along Palmer's Road by the neighbouring property, No.18. They have a side window that would be 1 metre away from the western house in its current position. There are also gas, water and drainage connections that exist on our clients site that would need to be relocated for the houses in their current position. We believe that these connections go on to serve other properties, and any disruption would have knock on effects.

We propose relocating the houses to the east, away from the windows of No.18, by 1.4m and moving the parking space that is currently on the eastern side of the houses, to the western. Moving the houses would result in a gap of 2.4m between these houses and No. 18 and also mean that the gas, water and drainage connections that exist on our clients site, would not need to be relocated. This, of course, would reduce disturbance to the neighbouring properties.

We are aware that moving the houses 1.4m eastward does move them closer to the garden of No. 16 Palmer's Road. However, the proposed position of the houses is 1.2m further away than the existing building's footprint. We believe that the slight relocation of the houses will enhance the new developments position within the community and cause less disruption during the construction process to its neighbours.

Established Guidelines

Having regard to established guidelines on what may or may not constitute an amendment to the approved scheme, we do not believe that the proposed changes impact upon any of the relevant criteria:

- The proposed change is not material or significant in terms of its scale (magnitude, degree etc) in relation to the original approval.
- The proposed change does not modify any use of the development originally approved.
- The proposed change would not result in a materially detrimental impact either visually or in terms of amenity.
- No third-party interests would be disadvantaged in any way.
- The proposed amendments would not be contrary to any relevant development plan policy.
- None of the windows/doors/openings to be repositioned would have a impact on neighbouring properties.

We trust that the above measures are acceptable and that you will be able to approve the non-material amendment.

Yours Faithfully

PWP Architects

Jonathan Spivey
Architectural Assistant