

2 Relevant Planning History

APP/19/00660 - Demolition of existing industrial buildings and erection of 2No industrial buildings (comprising 12No individual units) within B1, B2 and B8 use classes together with ancillary office use, landscaping, car and cycle parking and access (approved 02/10/2019).

As discussed above, this development has been implemented and is nearing completion on site.

3 Proposal

3.1 Application for Non-material amendments to Planning Permission APP/19/00660 relating to:

- (i) removal of ground level windows on South elevation of Unit 1 and Unit 12 and replace with cladding;
- (ii) insertion of upper floor windows to offices facing the yard on Unit 12;
- (iii) marginal increase in ground floor pedestrian door and window height at ground floor from 2.1m to 2.3m;
- (iv) colour changes to cladding - the approved colours (Graphite RAL 9023 / Silver Grey RAL 9006) have been 'swapped' in the elevations, with feature orange 'flashes' used on the internal yard elevation;
- (v) unit number locations and size amended.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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. The application in this case relates to minor changes to the external appearance only of the development approved under APP/19/00660 - no alterations are proposed to the site layout or nature of the permission granted. On this basis the application has been assessed as to whether the elevational changes are non-material in nature, when considered in the context of the planning permission overall and the site context.

- (ii) Appropriateness of design and impact on the character of the area

5.4 Having regard to the various changes proposed:

- (i) *removal of ground level windows on South elevation of Unit 1 and Unit 12 and replace with cladding;*

The windows in question constituted minor features in the elevations in question; their removal and replacement with cladding is not considered to undermine the architectural balance of the elevations in the street scene and are non-material in nature.

- (ii) *insertion of upper floor windows to offices facing the yard on Unit 12;*

Whilst visible from the Stanbridge Road street scene, the windows accord with the character of the first floor windows on Units 7-11 adjoining and appear a natural addition. They retain architectural balance to the elevation and when considered in the context of the long elevation to which they belong are considered non-material in nature.

- (iii) *marginal increase in ground floor pedestrian door and window height at ground floor from 2.1m to 2.3m;*

A barely discernible change given the scale of the elevations to which the doors belong - non-material in nature.

- (iv) *colour changes to cladding - the approved colours (Graphite RAL 9023 / Silver Grey RAL 9006) have been 'swapped' in the elevations, with feature orange 'flashes' used on the internal yard elevation;*

This change has the potential to be the most significant, affecting as it does all of the elevations of the building. That said, when viewed on site the difference in tone between Graphite and Silver Grey is extremely subtle in nature. Furthermore Stanbridge Road and Downley Road feature a wide variety of industrial units with a range of grey tones employed across them - thus the swapping of the colour tones on the development is not sensitive. Given the subtlety of the colour change involved and the context for the site this can be viewed as a non-material change.

With regard to the orange flashes, these additions apply to the internal courtyard elevations only and accord with the approach taken on the main external elevations of the buildings. Again, this is considered to be non-material to the scheme as a whole.

(v) *unit number locations and size amended.*

The changes proposed here do not significantly alter the character of the elevations in question and are considered non-material.

- 5.5 Taken together, and having due regard to the character of the area and the scale and nature of the development that has been approved for the site, it is concluded that the changes proposed in this application have a non-material effect on the character of the approved buildings and the area generally.

(iii) Effect on neighbouring properties

- 5.6 As discussed at Paragraph 1.2 above, the site is located in the New Lane Employment area, which includes a number of industrial estates, namely Downley Point, Oakwood Centre, Hayward Business Centre, Kenwood Business Centre and the recently completed Velocity. A wide variety of designs and character of employment premises are found locally, and with no alterations being made to the site layout or the nature of the permission granted under APP/19/00660, the external elevation changes proposed in this application are not considered to have a material impact on any of the adjoining premises.

6 Conclusion

- 6.1 Overall, the proposed alterations to the external elevations of the development granted permission under APP/19/00660 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/21/01059 subject to the following condition:

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

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LOCATION_PLAN-1182009

PROPOSED_BLOCK_18041-HNW-ZZ-ZZ-DR-A-2115

PROPOSED UNITS 7-12 - 18041-HNW-ZZ-ZZ-DR-A-2203

PROPOSED UNITS 1-6 - 18041-HNW-ZZ-ZZ-DR-A-2202

ELEVATIONS 1-6 AS PROPOSED - 18041-HNW-ZZ-ZZ-DR-A-3310-P12

ELEVATIONS 7-12 AS PROPOSED - 18041-HNW-B2-ZZ-DR-A-3320-P11

AMENDED PROPOSED SECTIONS - 18041-HNW-ZZ-ZZ-DR-A-2322 REV B

LANDSCAPE GENERAL ARRANGEMENT DRAWING-

LLD1619-LAN-DWG-100 REV 01

SOFT LANDSCAPE LAYOUT - LLD1619-LAN-DWG-200 REV 01

DETAILED PLANT SCHEDULE AND SPECIFICATION-

LLD1619-LAN-SCH-001

TREE RETENTION AND PROTECTION PLAN - LLD1619-ARB-DWG-002

REV 02

Reason: - To ensure provision of a satisfactory development.