
Site Address:	Forty Acres Farm, Havant Road, Bedhampton, PO9 3LW		
Proposal:	Application for non-material change to planning permission APP/18/00450 relating to internal changes comprising the reconfiguration of floor space within the care home building and external alterations.		
Application No:	APP/21/01348	Expiry Date:	14/01/2022
Applicant:	Halebourne Group		
Agent:	Mr Hay	Case Officer:	Lewis Oliver
	Hay Associates Limited		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site was an open area of land to the south of Portsdown Hill, which was formerly used for farming and had been previously used for local events, including car boot sales. A small cluster of farm buildings associated with fruit picking formerly existed in the southernmost part of the site. The site lies close to the administrative boundary with Portsmouth. The site sits 7.5 km north east from the city centre of Portsmouth, and 2.5 km west from the town centre of Havant. The site is an approximate rectangle shape covering 22.9 hectares. It comprised several agricultural fields divided by mature tree lines, for which some are covered by Tree Preservation Orders (TPO's). The site previously had one site access via a single bellmouth taken from Havant Road. Opposite the existing site access is a right-turn lane providing access into residential development on Auriol Drive.

The land gently slopes north to south accommodating a 6m change in level, with a steep change in level, of approximately 2.5m, along the northern boundary. The site is located within Flood Zones 1, 2 and 3. Flood zone 3 is in the southern part of the site. A gas pipeline runs through the north-east corner of the site.

Planning permission for major residential development within the site was previously granted in January 2020, under application APP/18/00450 which was considered by Planning Committee on 29th August 2019. The consented scheme, which commenced in November 2020, includes 320 residential dwellings (including a 30% provision of affordable homes), a 66 bed care home, provision of public open space, a habitat mitigation zone, allotments and associated infrastructure.

The site is bounded to the north by Havant Road (A2030). There is vegetation along some parts of this boundary, screening the road from the site. The application site lies adjacent to the remainder of the residential development approved under application APP/18/00450. As such it lies directly adjacent to existing building plots undergoing development, and also to existing residential properties in Westways. To the east, the site is bounded by vegetation screening the site from the slip road and A3(M) motorway beyond. The site is bounded to the south by vegetation alongside the adjacent railway line.

The majority of the development in the vicinity consists of suburban housing developed throughout the twentieth century. Many of these houses, such as those on Fortunes Way and Westways, are semi-detached two-storey houses. However, the series of houses which overlook the site on Auriol Drive are detached. There are also a number of three-storey apartment blocks in the area to the west of the site, in the Portsmouth City Council administrative area.

2 **Planning History**

APP/18/00450 - Erection of 320 dwellings (including a 30% provision of affordable homes), 66 bed care home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings (approved 17.1.2020). Request to discharge condition nos 3, 4, 5, 6, 7, 8, 10, 11, 15, 16, 21 and 23 (Recd 23.1.2020). Request to discharge condition No. 29 (received 3.9.2020). Request to discharge condition No/s 12, 14, 25 and 28 (received 16.06.2021). Request to discharge condition No. 18 (received 05/07/2021). Request to discharge condition nos 4 & 8 (received 3.8.21). Request to discharge conditions 3 (resubmission) & 13 (received 16.9.21)., PERM,17/01/2020

APP/20/00510 - Application for non-material change relating to internal changes comprising the reconfiguration of floor space within the building and external alterations., PERM,28/07/2020

APP/20/00835 - Application for non-material change to Planning Permission APP/18/00450 relating to replacement of Maidstone house types with Elleton house types and Kenley house types with Denford house types., REF,29/10/2020

APP/20/00969 - Display of 1No.fascia sign and 6No. flag poles., PERM,26/02/2021

APP/20/00972 - Erection of temporary sales arena., PERM,16/03/2021

APP/20/01041 - Application for Non-Material Amendment to Planning Permission APP/18/00450 relating to replace Maidstone house types with Elleton house types, and to replace Kenley house types with Denford house types., PERM,22/01/2021

APP/20/01098 - Application for non-material change to Planning Permission APP/18/00450 relating to the finished floor level (FFL) of Plot 1. Plot 1 FFL to be raised from 8.200 to 8.500 to align with the approved FFL of attached neighbouring property (plot 2)., PERM,22/01/2021

APP/20/01099 - Application for non-material change to Planning Permission APP/18/00450 relating to relocation of substation., PERM,03/02/2021

APP/20/01101 - Application for non material change to Planning Permission APP/18/00450 relating to the spacing and parking layout of plots 156-161 (total 6 dwellings)., PERM,01/02/2021

APP/21/00133 - Display of 9No. externally illuminated double sided post mounted signs; 10No. sets of flags and flag poles; 1No. set of non-illuminated gable end letters; 2No. house plaques; 1No. internally illuminated fascia sign; 1No. window graphic; 5No. sets of vinyl dot manifestations; 1No. sales clock; 1No. post box and brochure holder; 1No. double sided pavement sign., PERM,31/03/2021

APP/21/00824 - Application for non-material change to planning permission APP/18/00450 relating to relocation of gas governor and rotation of toilet block., PERM,03/09/2021

3 **Proposal**

Application for non-material changes to planning permission APP/18/00450 insofar as it relates to the care home only. These relate to internal changes comprising the reconfiguration of floor space within the care home building and external alterations. The changes are highlighted below for convenience:

- Internal layout amendments for operational benefit following the new care home operator's requirements. *Note: Whilst not articulated in the applicants covering letter or made clear in the other parts of the submission, the originally submitted internal changes indicated the number of bedrooms increasing to 71 bedrooms. This matter was raised with the agent and amended plans have been received and now provides 66 bedrooms, which is in accordance with the approved development under APP/18/00450*
- Reduction in the number of rooflights at second roof level floor level.
- Elevational amendments to suit the internal layout rearrangement above. This application proposes to move one of the northern gables along from the consent approved under APP/18/00450, including flipping of the windows to reflect the changed internal layout
- External balcony added on the eastern elevation.
- Courtyard elevations - gable elevation openings flipped to take into account internal changes. On eastern elevation openings have been re-arranged.
- The building entrance nearest the car park has its canopy extended to provide shelter to the cycle bays. The cycle racks remain but the introduction of the canopy will negate the need for a prefabricated cycle shelter.
- On the roof the number of rooflights have been reduced. A lift over-run is 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 **Community Involvement**

Whilst NMA applications are not subject to publicity, following the receipt of the amended plans the Local Planning Authority notified a local resident who had made comments on the application as originally submitted. The comments made were in relation to the development increasing the level of accommodation above and beyond the permitted scheme - APP/18/00450. The resident has responded to this re-notification, and has acknowledged the changes that have been made which ensure the number of bedrooms is as originally permitted.

6 Planning Considerations

- 6.1 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.
- 6.2 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
- 6.3 The principle of development on this site was established through the granting of planning permission under application APP/18/00450. However this permission permitted a 66 bed care home. Whilst not articulated in the applicants covering letter or made clear in the other parts of the submission, the originally submitted internal changes indicated the number of bedrooms increasing to 71 bedrooms. This matter was raised with the agent and amended plans have been received and now provides 66 bedrooms, which is in accordance with the approved development under APP/18/00450. The Local Planning Authority have made it clear to the applicant that any increase in bedroom numbers of this scheme would have a material impact on both highway considerations in terms of traffic generation, parking provision and impact on the amenities of neighbouring properties. Given that the amended plans now reflect the quantum of development as approved, then this NMA application does comply with the development as approved under APP/18/00450.
- 6.4 Whilst noting the changes as highlighted in paragraph 3, together with the changes as approved under APP/20/00510, it is considered that both on an individual nature and cumulatively that overall the proposed changes are non-material, in relation to the original consent, further consideration is given below.
- (ii) Appropriateness of design and impact on the character of the area
- 6.5 The proposed changes generally relate to minor fenestration adjustments to improve style and detailing. Individually the proposed changes are small in scale, and whilst there are a large number of changes, the changes are modest and would not have a material or detrimental impact on the character of the area or the design of the overall approved building.

(iii) Effect on neighbouring properties

- 6.6 The impact of the changes for the majority of the proposed changes would not have a material impact on neighbouring amenity. The changes to the western elevation which face existing residential properties in Westways are largely at ground floor and include a canopy and window changed to a door. The positioning of these are such that given the degree of separation - the distance from this elevation to the shared boundaries with existing residential properties is a minimum of 35 metres, which extends to 39 metres on the south-western element of the building - any impacts would be non-material. With regard to the external alterations to the other elevations of the care home the proposed building would screen any views towards the neighbouring properties in Westways.
- 6.7 Taken together the proposed changes are relatively modest and it is considered they would not have a material impact on neighbouring properties in this regard and can therefore be considered as non-material.

7 Conclusion

- 7.1 Whilst noting the changes as highlighted in paragraph 3, together with the changes as approved under APP/20/00510, it is considered that both on an individual nature and cumulatively that overall the proposed changes are non-material, in relation to the original consent. Overall, the proposed alterations are not considered to result in a material change to the extant planning permission for the care home element of the approved development and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01348 subject to the following condition:

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

PROPOSED GROUND FLOOR PLAN S96A-01-REV C
PROPOSED FIRST FLOOR PLAN S96A-02-REV C
PROPOSED SECOND FLOOR PLAN S96A-03-REV C
PROPOSED ROOF PLAN S96A-04-REV B
PROPOSED ELEVATIONS S96A-05-B
PROPOSED SECTIONAL ELEVATIONS S96A-06-REV B
PROPOSED SITE PLAN S96A-08-REV C
PROPOSED REFUSE STORE PLAN S96A-09-REV B
PROPOSED CARE HOME COLOURED ELEVATIONS S96A-10-REV B
PROPOSED CARE HOME COLOURED ELEVATIONS S96A-11-REV B
PROPOSED CARE HOME LOCATION PLAN S96A-L01-REV B

Reason: To ensure provision of a satisfactory development.