
Site Address:	Land south of, Lower Road, Havant		
Proposal:	Application for non-material amendment to APP/19/00427 (approved 13/7/21) for revised fenestration and plot plans.		
Application No:	APP/21/00844	Expiry Date:	21/10/2021
Applicant:	Miss M Hayter Bargate Homes Ltd		
Agent:		Case Officer:	Steve Weaver
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on Lower Road in Bedhampton to the west of Havant and to the north of Langstone Harbour and formerly comprised approximately 3.8ha of arable agricultural land (classification of Grades 1 and 2). It is located approximately 1km west of Bedhampton railway station, Bidbury Mead Recreation Ground and Bidbury Schools.
- 1.2 Bedhampton is predominantly a low rise residential area, of varying styles and materials. With the exception of the Old Manor Farm development, the development that has taken place is mostly north of the development site.
- 1.3 To the east of the site, beyond an existing mature line of conifer trees which enclose the eastern boundary, the area is designated as a Conservation Area (CA) - the Old Bedhampton Conservation Area. This area to the east comprises the main part of the Conservation Area and is divided into two by the railway line which was constructed in 1847. The boundary of the Conservation Area was reviewed in 2019 and now includes the Old Manor Farm site, which adjoins the northern boundary of the site.
- 1.4 The Conservation Area includes a number of listed buildings, including The Old Rectory, The Manor and Bidbury House. Part of the site (north facing) fronts onto Lower Road with the remaining northern boundary abutting the small development of farm buildings that have been converted into residential dwellings (Old Manor Farm). Prior to recent development activity the western boundary was not defined and was part of the open field. The southern boundary faces the railway line with some landscaping whilst further to the south is the A27 (Havant Bypass).
- 1.5 The site boundary to Lower Road comprises mature hedging, which prior to development activity was broken by a gap in the north east corner to provide access; this has now been added to by the access point associated with Planning Permission APP/19/00427. Along Lower Road, adjacent to the site are a number of dwellings which vary greatly in their vernacular style. Dwellings range from small period terraced cottages to large detached two storey houses, with a number of single storey and chalet style bungalows
- 1.6 To the east of the site is the Old Bedhampton Conservation Area, divided into two by the railway line which was constructed in 1847. Compared to the density of Bedhampton as a whole the density of the Conservation Area is relatively low and features a number of character buildings. The materials found in the Conservation

Area are predominantly brick with tiled roofs, some with parapet detailing as with The Old Rectory and Bidbury House. Most buildings do not exceed 2.5 storeys and generally feature a pitched roof structure.

- 1.7 The site, which is located within Flood Zone 1, is covered by an Area Tree Preservation Order in respect to the now mature conifer trees on the eastern boundary. The land is located south of Portsmouth Water Ground Water Source Protection Zone One (SPZ1) and the southern part provides secondary habitat for Brent Geese and Waders. Overall the land falls by around 3 metres towards the west/south corner.

2 Planning History relevant to this Non-Material Amendment application

APP/19/00427 - Development of 50 new dwellings together with access, landscaping and open space - allowed on appeal 13.07.2021.

3 Proposal

- 3.1 Application for non-material amendments to the external appearance and internal layouts of the dwellings approved on appeal under reference APP/19/00427 (approved 13/7/21). A set of notes accompanies the application, setting out in detail the changes proposed - which in the main are detailed elevational amendments with revised floor plans reflective of these changes.
- 3.2 The amendments apply to varying degrees to all housetypes across the site and include details such as:
- brick course detail and quoin and buttress changes and additions where omitted from originally approved plans
 - door detail changes
 - RWP additions/relocations
 - opening windows added to sidelights (not additional windows)
 - glazing bar amendments to approved windows
 - dormer detailing corrections
 - corbel detailing corrections
- 3.3 In the case of Plots 10-12, first floor window omission and repositioning is proposed to improve the internal bedroom layout - the elevations affected face into the site itself and will not be visible from the nearest existing residential properties in Old Manor Farm. In the case of Plots 16 and 40 (each one half of a pair of semi-detached properties within the main body of the site), their layouts are proposed to be handed (no change in overall plot layout).
- 3.4 The layout of the development; the height, scale and massing of the approved dwellings; and their floorspace is not proposed to be altered by the changes proposed.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Adjacent Old Bedhampton Conservation Area

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, with special regard to the Old Bedhampton Conservation Area
 - (iii) Effect on neighbouring properties
- (i) Principle of development
- 5.3 The principle of development on this site has been established through the granting of Planning Permission APP/19/00427 on appeal in July 2021. The application proposals in this case make no changes to the overall quantum and nature of the development approved under APP/19/00427, and instead relate to a series of external alterations and internal layout amendments summarised at Paragraphs 3.2 and 3.3 above. As such the principle of making non-material amendments application to the approved scheme is considered acceptable, subject to detailed development management criteria discussed below.
- (ii) Appropriateness of design and impact on the character of the area, with special regard to the Old Bedhampton Conservation Area
- 5.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty as respects conservation areas, and requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of that area when exercising its planning functions. In the case of the application site, it lies directly adjacent to the Old Manor Farm element of the Old Bedhampton Conservation Area, and thus changes to the approved designs have the potential to impact upon the Conservation Area's setting.
- 5.5 The Council's Heritage Team have been consulted over the current application and have advised: *"I have reviewed the information relating to the above application. My view is that the proposed changes do not do raise any heritage concerns in relation to the adjacent conservation area."* This view is supported by the case officer - the

amended designs do not materially alter the character and quality of the approved house designs for the development, and only amend detailed elements of the external elevations which do not undermine, either individually or collectively, the quality of the built environment proposed.

- 5.6 Taken together the changes are not considered to have a material impact upon the overall character of the area, the character of the development approved under APP/19/00427, or the setting of the adjacent Conservation Area.

(iii) Effect on neighbouring properties

- 5.7 As discussed above, the proposed amendments to the approved house designs do not alter the quantum and nature of the development proposed, nor its general site layout, massing or scale. Where changes are proposed of more significance than simply external detailing changes - principally the window alterations to Plots 10-12 and the handing of Plots 16 and 40 - the location of the dwellings in question is such that the alterations will not be visible from existing residential properties.
- 5.8 It is therefore considered that the proposed changes will be benign in terms of their impact to neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 Overall, the proposed alterations to the external appearance and internal layouts of the dwellings approved on appeal under reference APP/19/00427 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/21/00844 subject to the following condition:

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

17.043.200 REV E -	HOUSE TYPE A (Plots 1 & 36)
17.043.201 REV D -	HOUSE TYPE B (Plots 6 & 39)
17.043.202 REV D -	HOUSE TYPE C (Plots 21 & 31)
17.043.204 REV F -	HOUSE TYPE E (Plots 13, 14, 49 & 50)
17.043.205 REV E -	HOUSE TYPE F - TERRACE (Plots 26, 27 & 28)
17.043.205A REV A -	HOUSE TYPE F - TERRACE (Plots 3, 4 & 5)
17.043.205B REV B -	HOUSE TYPE F - TERRACE AFF (Plots 42, 43 & 44)
17.043.206 REV E -	HOUSE TYPE F - SEMI AFF (Plots 16, 17, 45 & 46)
17.043.207 REV E -	HOUSE TYPE G (Plot 7)
17.043.208 REV C -	HOUSE TYPE H (Plot 33)
17.043.209 REV D -	HOUSE TYPE J (Plots 2, 35 & 38)
17.043.210 REV D -	HOUSE TYPE K (Plots 10, 11 & 12)
17.043.211 REV C -	HOUSE TYPE K ELEVATIONS (Plots 10, 11 & 12)
17.043.213 REV D -	HOUSE TYPE L ELEVATIONS (Plots 8 & 9)
17.043.214 REV C -	HOUSE TYPE M AFF (Plots 22, 23, 24 & 25)
17.043.215 REV E -	HOUSE TYPE N AFF (Plots 18, 19, 40 & 41)

17.043.220 REV E - HOUSE TYPE HA (Plot 48)
17.043.221 REV C - HOUSE TYPE AA (Plots 32, 34 & 47)
17.043.222 REV C - HOUSE TYPE JA (Plots 30 & 37)
17.043.223 REV D - HOUSE TYPE O (Plots 15, 20 & 29)

Reason: - To ensure provision of a satisfactory development.