

Comments for Planning Application APP/21/01348

Application Summary

Application Number: APP/21/01348

Address: Forty Acre 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 building and external alterations.

Case Officer: Lewis Oliver

Customer Details

Name: Not Available

Address: Not Available

Comment Details

Commenter Type: Complainant

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to object to this application which I don't think should be classed as a Non-Material Amendment which can be granted without informing residents, consultees etc.

The original Application APP/18/00450 "Erection of 320 dwellings and 66 bed care home...." as can be seen in the title was granted permission for a 66 bed care home.

This application is entitled "internal changes comprising the reconfiguration of floor space within the building and external alterations".

In the Covering Letter it states "internal layout amendments for operational benefit." This would be assumed that this is altering areas such as offices, storage, lounges etc.

Nowhere in the written documentation does it state that the number of bedrooms has increased.

On carefully studying the plans the original granted application has increased from 66 bedrooms to 73 bedrooms. Surely the title of this application should state "increase to a 73 bed care home."

The Covering Letter also states "the proposed change does not modify any use of the development originally approved." It does modify the use of the development by an increase of 7 bedrooms.

As the application would now have 7 more bedrooms (10% increase) then this would lead to more staff being required and more visitors most arriving by vehicle. More visitors and staff arriving by vehicle would also increase the environmental impact.

As more visitors and staff will be visiting this could result in overspill parking in nearby residential roads.

I suggest a simple solution to this would be to provide two more parking spaces where there is room adjacent to parking spaces 14 & 15.

Another previous Non-Material Amendment Planning Application APP/20/00510 was granted increasing the beds by 5 which also had no mention in the written or covering letter that this would

happen.

Allowing this to be a non-material application without it clearly stating it would be an increase in bedrooms would allow future developers to get a planning application granted with a small number of bedrooms and then increase the amount of bedrooms by simply asking for a Non-Material Application and not including them in the covering letter so it won't get noticed and be granted. Even though it is a Non-material Application the guidance still allows it possible to inform interest parties and it wasn't.

The application was put online on 17th Dec but it was entered incorrectly and no documents could be viewed until the planning office was contacted and only possible to view from 23rd Dec.