
Site Address: Extra Care Flats, Site E1, Land West of Waterlooville,
Hambledon Road, Denmead
Proposal: Application for non-material change to Planning Permission
APP/14/00854 relating to amended elevations to provide clarity on elevational
treatments, addition of grey tinted glass to balconies to enhance visual appearance
and provide screening and approved of materials shown on elevations
Application No: APP/15/01279 Expiry Date: 09/12/2015
Applicant: Mr Johnathan Wilson Team: Team 2
 Highwood Construction
Agent: Case Officer: Heather Lealan
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

Extra Care Flats, Site E1, Land West of Waterlooville, Hambledon Road, Denmead

2 Planning History

APP/12/01243

Erection of extra care accommodation with 48 units and associated communal
facilities, access, car parking and landscaping - Permitted

3 Proposal

Application for non-material change to Planning Permission APP/14/00854 relating to
amended elevations to provide clarity on elevational treatments, addition of grey tinted
glass to balconies to enhance visual appearance and provide screening and approved
materials shown on elevations.

4 Policy Considerations

National Planning Policy Framework

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 Statutory and Non Statutory Consultations

Urban Designer - John Hearn (WCC) was consulted with regard to the changes and found them acceptable and did not consider that the changes constituted a significant departure from the adopted Design Code.

6 Community Involvement

N/A

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact on the character of the development and the locality

The elevational treatment of the approved building has been amended slightly as the construction of the floor plates has required a slight change in the positioning of some windows. There has also been some minor changes to the screening of the plant on the roof. The clear glass as originally proposed to the balconies has been replaced with glass that has a grey tint.

The height of the building has increased slightly from that approved at outline but only by a margin of around 5%, (from 12-12.4m as approved to 12.8m now proposed). Such a small tolerance on a building of this scale is considered to be acceptable.

8 Conclusion

The proposed changes are considered acceptable and to be of a non-material nature in terms of their impact on the Design Code.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01279 subject to the following conditions

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

Proposed South and East Elevations drwg.no 27960-PD201 rev.L received 19 January 2016

Proposed North and West Elevations drwg.no 27960-PD200 rev.N received 19 January 2016

Reason: - To ensure provision of a satisfactory development.