
Site Address: The Former Wheatsheaf Public House, Bramdean Road,
PO9 4RT
Proposal: Application for non-material changes to Planning Permission
APP/14/00956 relating to the change of projecting balconies to Juliet style balconies.
Application No: APP/16/00385 Expiry Date: 16/06/2016
Applicant: Mr Johnson
Agent: Mr C Flint Case Officer: Simon Kennedy
Chris Flint Associates Ltd
Ward:

Recommendation: **GRANT PERMISSION**

1 Site Description

The Former Wheatsheaf Public House, Bramdean Road, PO9 4RT

The locality is predominantly characterised by medium/high density residential land use, although directly to the south in Botley Drive there is a three storey flat roofed terrace of shops with residential accommodation above. A service road leads off Bramdean Drive to the rear of the site and also provides access to residential garages and the rear of the adjacent shops. An area of open amenity space is located on the opposite side of Bramdean Drive. The site lies within the urban area as defined in the Local Plan.

2 Planning History

05/64408/000

Demolition of public house and lock-up shop (off-licence). Construction of 14No. flats over 4 floors comprising 3No. 1 bedroom, 8No. 2 bedroom and 3No. 3 bedroom. 14 No. car parking spaces. Withdrawn.

07/64408/001

Demolition of existing public house, outbuildings and garages. Construction of 4 storey building with shallow roof pitch, reducing to 3 storey over rear 9 metres to north-east (21 metres from side of nearest dwelling). To provide 14No. 2 bedroom flats, car and cycle parking, refuse store, landscaping and altered access. Approved.

APP/14/00956

Outline application for construction of 3/4 storey building comprising 11No. 1 bed apartments, 4No. 2 bed apartments and 6No. 3 bed terraced houses with associated car parking, cycle and refuse storage following demolition of existing off-licence and garages, and approval of access, appearance, layout and scale, with approval of the landscaping of the site reserved. Approved.

3 Proposal

Application for non-material changes to Planning Permission APP/14/00956 relating to change of 6 No. projecting balconies to 6 No. Juliet style balconies and subsequent changes to the approved plans to reflect the change.

It is understood that the change is in order to retain the articulation of the facade without the need for fully accessible balconies.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS9 (Housing)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

N/A for Non-material change applications

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) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where development is considered acceptable subject to the usual development control criteria. The provision of Juliet balconies in place of projecting balconies is not considered to alter the principle by which the development was previously approved under planning permission reference APP/14/00956.

(ii) Impact upon the streetscene

Articulation of the facade will remain and be consistent throughout the development causing no adverse change to the street scene.

(iii) Impact upon residential amenity

The previously approved projecting balconies were of limited size and it is considered that the change to Juliet balconies would not cause an unacceptable change in residential amenity.

8 Conclusion

In conclusion the proposed changes to the building are considered to be acceptable as a non-material amendment to the planning permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00385

(A)

(B) for the following reasons/subject to the following conditions

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

Dwg. No. CFA/FULL/013 - Upper Floor Plans
Dwg. No. CFA/FULL/012 - Elevations and Juliet Balcony Detail
Dwg. No. 14-2038-109_P4 - Perspectives

Reason: - To ensure provision of a satisfactory development.