
Site Address: Eastleigh Cottages, Bartons Road, Havant
Proposal: Application for Non-material changes to Planning Permission
APP/14/00863 relating to revised design for unit within Plot 19, reduction in overall accommodation size from 4 to 3 bedrooms, omission of garage and reduction to 2 parking spaces.
Application No: APP/16/00216
Applicant: Mr N Jarvis
Linden Homes (South)
Agent: St Faiths
Ward: St Faiths
Expiry Date: 21/03/2016
Team: Team 2
Case Officer: Daphney Haywood

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located approximately 2km to the north east of Havant Town centre and some 1.6km to the east of Leigh Park District Centre, and crosses the boundary between Havant BC(HBC) and East Hants DC(EHDC), with the southern and larger part lying within the Havant Borough Council administrative area and the northern part within the East Hants District Council administrative area and within the Parish of Rowland Castle.
- 1.2 The site which has an area of approximately 1.48 ha slopes down from south east to south west with the southern part of the site adjacent Bartons Road having been raised up towards the level of the road.
- 1.3 The front part of the site fronting Bartons Road is currently developed with 4 dwellings, kennels and a mower services business. The majority of the northern and western part of the site to the rear is undeveloped grass land.
- 1.4 This part of Bartons Road is of mixed character with residential development further to the east and west, and commercial Garden centre development on the opposite side to the application site. The site is bounded to the west by the railway line, to the north by ancient woodland and to the east by mature planting forming the boundary with the adjoining agricultural land. Within the site are 5 mature oak trees and 3 of these towards the centre/rear of the site are covered by a TPO.

2 Planning History

APP/13/00421 - Mobile home and workshop (Retrospective Application)., TPP,13/09/2013
APP/13/00877 - Retention of single storey timber workshop., PERM,01/11/2013

APP/14/00863 - Demolition of existing buildings and erection of 55 dwellings; comprising 6No. 2 bed flats; 9 No. 2 bed houses; 33No. 3 bed houses; 6No. 4 bed houses and 1No. 5 bed house; together with access, landscaping, car parking and open space. Felling of trees covered by TPO 1328. Joint application with Havant Borough Council and East Hampshire District Council, Havant Borough Council is the Lead Authority., PERM,25/02/2015

APP/15/01298 - Demolition of existing buildings and erection of 55 dwellings. Request to discharge condition No. 6 of planning permission APP/14/00863 (25/02/2015)., PERM,15/12/2015
APP/15/01386 - Discharge of Condition No/s 3, 4, 7, 8, 11 and 13 of Planning Permission APP/14/00863., WD,10/02/2016

3 Proposal

Application for Non-material changes to Planning Permission APP/14/00863 relating to revised design for unit within Plot 19, reduction in overall accommodation size from 4 to 3 bedrooms, omission of garage and reduction to 2 parking spaces.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

7 Planning Considerations

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

(i) Impact of the proposed changes

6.2 There are no close neighbours and the proposed change from a two storey 4 bed dwelling to a two storey 3 bed dwelling, of similar siting, character and materials would maintain the street scene as approved under the extant permission.

7 Conclusion

The proposed changes are considered to have minimal material effect on the scheme overall or the visual amenities of the area and approval is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/16/00216

subject to the following conditions

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

Planning elevations 15-1060-P19-ELE

Floor plans 15-1060-P19-PLANS

External works plan 15-1060-101

Reason: - To ensure provision of a satisfactory development.