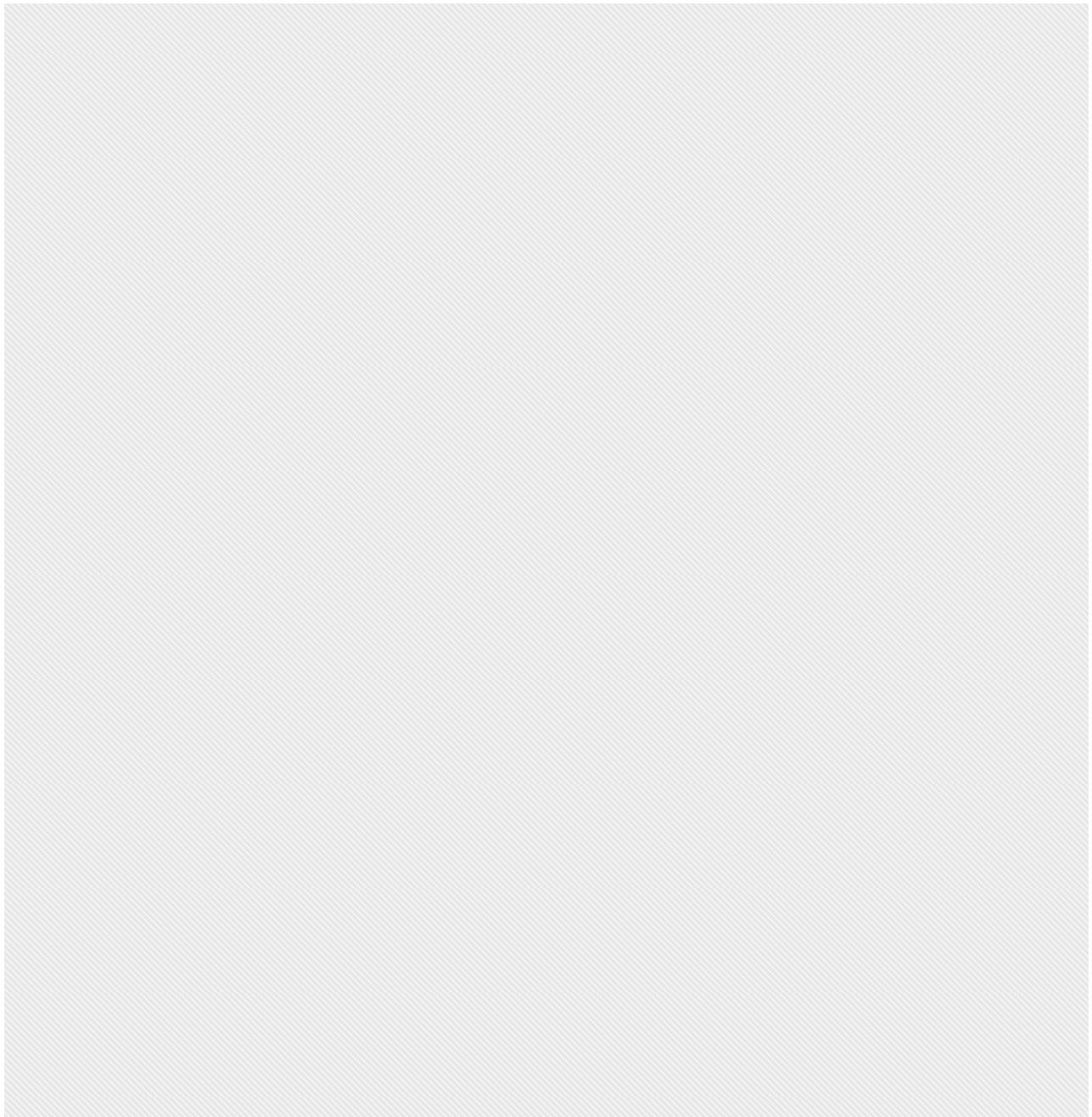




Land north of Bartons Road, Havant

Non material amendment to Plot 19 of planning permission APP/14/00863

Planning Statement (Addendum)



1. Introduction

- 1.1 The site lies partly within Havant Borough Council's administrative boundary and partly within East Hampshire District Council's.
- 1.2 The planning permission granted provides consent for the demolition of all the existing buildings on site and the erection of 55 dwellings together with associated open space, landscaping and car parking.
- 1.3 The original planning application was supported by a wide range of technical and environmental information and appraisal.
- 1.4 This Non-material amendment proposes the revision of the design and layout of the unit on plot 19. It is submitted concurrently with a similar application to EHDC to make minor modifications to the design of the dwelling to plot 38 (which lies within East Hampshire District Council).
- 1.5 The relevant legislation set out in the principal act provides that under s96a in respect of NMAs *"a local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material... In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*
- 1.6 The proposed alterations are not believed to be material in the context of the scheme.
- 1.7 In addition to this document, reference should be made to the originally submitted Planning Statement.

2 Site and surroundings

- 2.1 The majority of the site with permission lies within Havant, on the north-eastern side of the Borough. The northern portion of the site lies at the southern edge of East Hampshire.
- 2.2 The site located approximately 2km north-east of the town centre of Havant, and 1.5km east of Leigh Park District Centre. The rear part of the site lies about 3km south of the centre of the village of Rowlands Castle within East Hampshire.
- 2.3 In total the site comprising previously developed land, extends to approximately 1.48ha in area. The Havant element of the site measures 0.85ha, with the East Hampshire comprising the balance of 0.63ha.
- 2.4 The site was shared between a lawnmower repair business and a dog kennels, and dwellings associated with the businesses.

- 2.5 The site, which is broadly rectangular in shape, slopes down to the north from Bartons Road and across the site from the east boundary to the railway line to the west. The north-west portion of the site consequently is the lowest point.
- 2.6 There are mature trees along the northern and western boundaries of the site, plus three protected trees within the site. Access is from Bartons Road.
- 2.7 To the north the site adjoins ancient woodland; to the east farmland. To the west is the railway line and beyond that public open space. On the opposite side of Bartons Road is a garden centre and aquarium. To the south-east opposite the site are a cluster of large detached dwellings.

3 The Approved Development

- 3.1 Full planning permission was granted by Havant Borough Council (APP/14/00863) and East Hampshire District Council (54840/001) on the 25th February 2015.
- 3.2 The consented development comprises the demolition of the existing buildings (including dwellings) and the erection of 55 dwellings. 41 dwellings are private tenure with 14 affordable units.
- 3.3 In addition the s106 secures a financial contribution towards additional affordable housing. The scheme also includes;
- 15m buffer/reptile relocation zone at the rear of the site
 - Public open space, with green spaces located to the centre and to the rear of the layout
 - Improvements to the existing site access and a pavement link provided on highway land

4 Planning policy and material considerations

Development Plan

- 4.1 The Development Plan for the two respective Local Planning Authorities comprises the following:

Havant Borough Council

- Havant Borough Local Plan (Core Strategy) (2011)
- Havant Borough Local Plan (Allocations) (2014)

East Hampshire District Council

- East Hampshire District Local Plan: Joint Core Strategy (2014)
- Saved policies of the East Hampshire District Local Plan: Second Review (2006)

- 4.2 In addition the emerging East Hampshire District Local Plan Housing and Employment Allocations (Emerging) is also of relevance as it is proposes the northern areas (within East Hampshire) for allocation for housing.
- 4.3 There have been no significant changes to the development plan for Havant since the application was original. At the time the application was determined the area of land within Havant Borough Council site was allocated for residential development. The East Hampshire development plan (Local Plan Part 2) is progressing and has passed through the main modifications stage; consultation on which closed on the 8th January 2016. The northern portion of the site remains proposed for allocation, for residential development for “about 17 dwellings on 0.6ha as an extension of proposed housing development in Havant Borough.”
- 4.4 The proposed changes are considered to be non material having regards to the existing scheme

Other material considerations

- 4.5 The National Planning Policy Framework (NPPF) was published in March 2012. It established a presumption in favour of sustainable development, encompassing, amongst other things, building a strong competitive economy, delivering a wide choice of high quality homes and good design. It is required that development proposals that accord with the development plan be approved without delay; and that where relevant policies are out-of-date, planning permission be granted “unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits” (Paragraph 14).
- 4.6 Underpinning plan-making and decision-taking, the NPPF sets out 12 core planning principles at paragraph 17.
- 4.7 In respect of the consideration of this non-material amendment it is the design and amenity guidance which remain applicable, in particular paragraphs 60 and 61.

5 Non material amendment

- 5.1 Plot 19 as approved, would host a four bedroom, two storey dwelling on an L-shape plan form. The proposed revised design, shown on drawing number 15-1060-P19-ELE, would feature a smaller three bedroom dwelling that is broadly similar in terms of size and scale. The unit remains a two storey dwelling in scale, is of similar height and massing and would have a similar presence and appearance in respect of the public realm and particularly public views from Bartons Road.
- 5.2 Consistency of appearance is further maintained through the traditional proportions and detailed design of the dwelling proposed, along with the retention of flint block facing material on the road (southern) facing elevation to Bartons Road.



Figure 4.1 – Bartons Road streetscene (colour) extract from approved scheme

5.3 The street scene created to Bartons Road, as illustrated in the granted scheme is replicated in figure 4.1 above while extracts below (Fig 4.2 to 4.5) provide a comparison between the approved and proposed revised design for this plot. These show the key street facing elevations.

5.4 These figures (not to scale; please see relevant drawings) show the general consistency in terms of the scale and height of the two buildings as well as their similar proportions, elevational treatments and finishes and roofscape.



Fig. 4.2 Plot 19 - Approved south elevation



Fig 4.3 Proposed revised south elevation



Fig 4.4 Plot 19 - West elevation

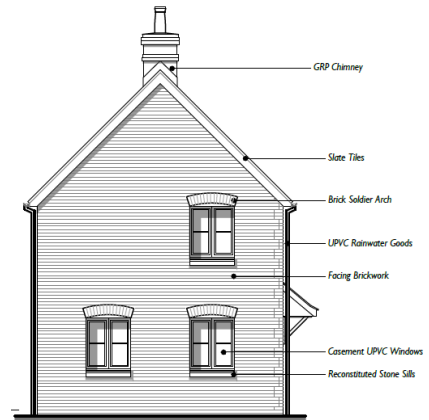


Fig 4.5 Proposed revised west elevation

5.5 The proposed revised plot layout is shown on the submitted layout drawing of which an extract is set out below in comparison to the approved site layout for the development.



Fig 4.6 Extract from approved site layout

Fig 4.7 Revised plot 19 layout

5.6 The proposed revisions show that the plot would now feature two parking spaces, which is a reduction from the three (including garage) shown previously, via the removal of the attached garage. In terms of the amount of parking this remains reflective of Havant's guidance on parking provision for a three bedroom dwelling (2 allocated spaces). The loss of the garage meanwhile improves the relationship for the rear adjoining plots, having regard to the levels involved, and ensures that the rear boundary is maintained at 1.8m in height (close boarded fence).

6 Conclusion

- 6.1 The proposed variations to the layout of the proposed dwelling and removal of the garage are minor and have no material effect on the scheme overall or the visual amenity.
- 6.2 The variations in design are also not material as they retain the same traditional proportions and architectural style and detailing as previously approved, as well as maintaining a consistent use of flint block and brick quoins.
- 6.3 Taken in combination the changes can be considered as non-material to the scheme and will maintain the standard of the development in all other respects.
- 6.4 No conflicts are created within development plan policies or other materials considerations set out in the NPPF or in the Council's adopted supplementary guidance.