
Site Address:	Development site at, Langstone View, Portsdown Hill Road, Havant		
Proposal:	Non material change to reconfigure the layout and siting of plots 25-28 (inclusive) and amended siting of sub-station.		
Application No:	APP/14/01276	Expiry Date:	05/01/2015
Applicant:	Mr Robert Collett David Wilson Homes	Team:	Team 1
Agent:		Case Officer:	Sally Smith
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This area is a vacant field but about to be developed for residential.

2 Planning History

APP/14/00232 - Construction of 46 dwellings. permitted 6/11/14
APP/14/01184 - Discharge of conditions app. current

3 Proposal

There are two parts to the proposal:

(a) With respect to units 25 to 28 the request is to amend the configuration so that plot 25 changes from a type 3 to a type 4 with a double garage and a decked area to the rear and changing plot 28 from a type 4 to a type 3 with a single garage. Plots 26 and 27 do not change in house type but their siting changes as a consequence of the other changes.

(b) The sub station is proposed to be relocated from alongside plot 2 to the end of the access drive serving plot 2 and 3.

Landscaping details have been submitted to show how the revisions will be treated. These are for information.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
[As per APP/14/00232](#)

Havant Borough Local Plan (Allocations) July 2014
[As per APP/14/00232](#)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

N/A

6 Community Involvement

Not relevant

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 already has planning permission for residential development. The considerations relate to whether there is any impact on the character of the area or neighbours that would make the changes too significant to be non material.

(ii) Impact upon the streetscene

With respect to the 'swap' of the house types for units 25 to 28 the revisions do not extend the development further towards the 'gap' to the west; nor will it impact on the boundary margin established through the main planning permission. It is therefore considered that this change in the layout is acceptable.

On the matter of the sub station this will result in more space adjacent to unit 2 and will also not result in an impact on the boundary margin.

Landscape details have been submitted but these are being treated as for information as to their intentions for treating the landscape in the areas of the changes. I have requested that the changes be incorporated into the discharge of conditions application that is still current.

(iii) Impact upon residential amenity

The changes are on the west side of the site, adjacent to the gap, and so have no impact on any existing residential amenity.

8 Conclusion

The proposed amendments do not change house types, already approved and stay within the scope of the agreed layout. Whilst there were objections to the original application it is not considered that these changes will impact on any of the conclusions drawn at that time on the merits of the scheme nor prejudice the final appearance of the scheme.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01276

subject to the following condition

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

Letter of 5th December 2014 from David Wilson Homes Southampton
External layout P1055/EXT/02 F
External layout P1055/EXT/02 D
External layout P1055/EXT/01 E
ACD drawing BSH18849 17 (For information)
ACD drawing BSH18849 14 (For information)

Reason: - To ensure provision of a satisfactory development.