
Site Address:	Manor Farm Denvilles, Hallett Road, Havant		
Proposal:	Application for non-material changes to Planning Permission APP/12/01222 relating to the materials to be used for plots 28 and 29.		
Application No:	APP/13/01098	Expiry Date:	02/12/2013
Applicant:	Mr A Goddard	Team:	Team 1
	BDW Southampton		
Agent:	Mr D Pellen	Case Officer:	Aaron Wright
	AAP Architecture		
Ward:	St Faiths		

Recommendation:

1 Site Description

In December 2012 a hybrid application was submitted for the Manor Farm and Copsey Nursery site. The proposed development was for 191 residential dwellings with associated accesses and ancillary community and recreational provision. The proposal included the demolition of the existing nursery buildings and the single dwelling to the north of the Copseys Nursery element.

The Manor Farm element of the proposal is currently under construction and the glasshouses in the Copseys Nursery site are being demolished to allow for development to commence on that part of the site.

2 Planning History

APP/13/00752

Reserved matters application for erection of 100 dwellings with 65 open market units and 35 affordable units with associated parking, landscape and public open space, relating to appearance, landscaping, layout and scale. 02/10/13 Approval

APP/12/01222

Hybrid application: Incorporating a Full and Outline planning application for a total of 191 dwellings with access from Glenleigh Park, Hallett Road, Fifth Avenue and Blenheim Gardens.

Full planning application for Manor Farm for the erection of 91 dwellings; 59 open market units comprising 9No 5 bed, 38No 4 bed and 12No 3 bed houses and 32 affordable units (flats and houses) comprising 8No 3 bed, 18No 2 bed, 6No 1 bed units including storage building and bin store; and incorporating new pumping station and open space with play area and including the demolition of two dwelling houses.

Outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park.

Split decision: Full planning permission for Manor Farm site and Outline Consent for Copseys Nursery site. 16/06/13

3 Proposal

This application is for a non-material change to Planning Permission APP/12/01222 relating to the materials to be used for plots 28 and 29. Both dwellings are the same house type, however the current scheme shows plot 29 with white rendering and a brick gable feature on the front elevation and plot 28 finished in only brickwork. This application proposes to amend the scheme so that plot 29 is finished in only brickwork and plot 28 is finished in render and brickwork.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

The principle of the development has been established under APP/12/01222. It is therefore considered that, having regard to the relevant policies of the development plan, the main issues arising from this application are:

(i) Impact on the streetscene

The proposed change in materials on plots 28 and 29 would have no material additional impact on the street scene. Although the dwellings are in a prominent position in the site, this alteration is considered acceptable.

8 Conclusion

The principle of development has been established by a previous planning permission and the proposed amendment to the approved scheme has no additional material impact in terms of planning considerations. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/01098 subject to the following condition:

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

Streetscenes Sheet 2 (Drawing No.P754/SS/103 Rev C)
Materials Layout (Drawing No.P754/04 Rev K)

Reason: - To ensure provision of a satisfactory development.