
Site Address: Phase 3 and 4, Land at Old Park Farm, Hambledon Road,
Waterlooville

Proposal: Application for non-material changes to Planning Permission
APP/12/00008 relating to erection of separate pedestrian and road bridges and
redesign of garage/ car ports serving Plots 442-446.

Application No: APP/13/00659 Expiry Date: 17/09/2013

Applicant: Taylor Wimpey Southern Team: Team 2
Counties

Agent: Case Officer: Sally Smith

Ward: Waterloo

Recommendation:

1 Site Description

- 1.1 The site is within the area being developed for the Phase 3 and 4 residential development within the Old Park Farm element of the MDA. The proposals within the original reserved matter scheme was for a single bridge.

2 Planning History

APP/12/00008 - Reserved matters for Phase 3 and 4

3 Proposal

- 3.1 The proposal is for 2 bridges, a pedestrian one and a vehicular one in place of the originally approved combined one. In addition the proposal is to alter the layout of the carports and garage for plots 442 to 446. The result is a stepped layout rather than the approved 'straight' layout.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
CS20 (Transport and Access Strategy)
DM11 (Planning for More Sustainable Travel)
DM13 (Car and Cycle Parking on Residential Development)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

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

5 Statutory and Non Statutory Consultations

Development Engineer - No adverse comment.

Hampshire County Council - Whilst HCC were not formally consulted as this is a non material proposal, confirmation has been received that the revisions to the bridge have HCC agreement in principle from the Chief Engineer, Structures.

Environment Agency - No objections

6 Community Involvement

None

7 Planning Considerations

- 7.1 The application has been submitted under the procedures for very small changes. Whilst the change in the bridges result in an additional structure it is considered that within the scale of development for the Taylor Wimpey part of the MDA that the proposal can be viewed as a non material change. Similarly the stepping in the carport/garage layout is considered non material.
- 7.2 The considerations are effect on highway considerations and visual appearance. With respect to the highway aspects the changes to the bridge have been negotiated under the S38 procedures and are therefore acceptable; neither HCC nor the EA have raised any concerns. With respect to the change in the car port layout this will provide additional space for manouevering in the garage court which will be beneficial.
- 7.3 With respect to appearance the additional pedestrian bridge is a wooden structure and suitable for its purpose of crossing a stream; nor will it be too urban. With respect to the carports the change will not impact on final appearance; indeed a step in the footprint might provide further visual interest when viewed from the public realm.

8 Conclusion

- 8.1 The proposals are acceptable as non material changes.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to for application APP/13/00659

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

Site Layout 3/4 Ref 600-02 Rev M (As relevant to application only)
Bridge General Arrangement 4576:250 Rev C
Footbridge General Arrangement 4576:252
Carport and Garage Details JWT.0372-690-04 Dated 15.08.13

Reason: - To ensure provision of a satisfactory development.

