DELEGATED OFFICER REPORT

PROPOSAL	**Non-material amendment to APP/24/00612 to amend previously approved drawings, to include alterations to boundary treatments, fenestration, roof forms and detailing.**
LOCATION:	Land adjacent Old Manor Farm, 15 Lower Road, Havant
REFERENCE NO:	APP/25/00418
APPLICANT:	Bargate Homes
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	18/06/2025
WARD:	Bedhampton
SUMMARY RECOMMENDATION: GRANT PERMISSION	

1. Site Description

1.1 The application site comprises the western part of a parcel of land located south of Lower Road in Bedhampton. It is bounded by a development of 50 dwellings to the east (granted under planning permission APP/19/00427); the railway line to the south; the A27 and the junction of the A3(M) to the west; and immediately to the north of the site (to the south side of Lower Road) is a small industrial complex including a large shed and external storage areas.

1.2 The site lies to the west of the Havant/Bedhampton residential area and to the north of Langstone Harbour and comprises approximately 4.02ha of agricultural land. It is located circa 1km west of Bedhampton railway station, Bidbury Mead Recreation Ground and Bidbury school. Bedhampton is predominantly a low rise residential area, of varying styles and materials.

1.3 Whilst the application site falls outside of the Old Bedhampton Conservation Area, the boundary of the Conservation Area includes the Old Manor Farm site, which is located immediately to the north-east of the site. Compared to the density of Bedhampton as a whole the density of the Conservation Area is relatively low and features a number of character buildings. The materials found in the Conservation Area are predominantly brick with tiled roofs, some with parapet detailing as with The Old Rectory and Bidbury House. Most buildings do not exceed 2.5 storeys and generally feature a pitched roof structure.

1.4 Along Lower Road, further to the north of the site are a number of dwellings which vary greatly in their vernacular style. Dwellings range from small period terraced cottages to large detached two storey houses, with a number of single storey and chalet style bungalows.

1.5 The site is located within Flood Zone 1 in the current day - however it is highlighted as an area as ‘sensitive to change circa 300mm increase’ in the latest Strategic Flood Risk Assessment (SFRA), which will be used as evidence for the forthcoming Local Plan.

1.6 There is an area covered by a Tree Preservation Order in respect to a group of mature conifer trees beyond the northern site boundary adjacent to Lower Road.

1.7 The application site itself is referred to as Lower Road Phase 2 and benefits from outline planning permission (APP/21/01071) for up to 43 dwellings, associated landscaping, open space and allotments with access from Lower Road and reserved matters were approved under application APP/24/00612

2. Planning History

NMA APP/25/00420 'Non-material amendment to planning application APP/24/00612 to amend the wording of Condition 4 with regards to noise level requirements.' PENDING.

RESREVED MATTERS: APP/24/00612 -
Approval of reserved matters comprising layout, landscape, scale and appearance, pursuant to outline planning permission APP/21/01071 for the development of 43 dwellings along with public open space and associated infrastructure works (Approved 06.02.2025). Request to Discharge Condition 6 (Received 20/05/2025). Request to Discharge Condition 5 & 11 (Received 20/05/2025). Request to discharge conditions 2, 3, 4 (Received 27.06.2025).Request to discharge condition 8, 10 (Received 01.07.2025).

OUTLINE: APP/21/01071
Outline planning application for up to 43 dwellings, with access from Lower Road and associated landscaping, open space and allotments, and all other matters reserved.(16.05.23). Request to discharge condition 8 (03.04.25). Request to discharge conditions 11 and 12 (09.04.25). Request to discharge conditions 14 and 16 (09.04.25). Request to Discharge Condition 17 (13/06/2025). Request to Discharge Condition 10 (13/06/2025). Request to Discharge Condition 18 (13/06/2025).

3. Proposal

Non-material amendment to APP/24/00612 to amend previously approved drawings.

The proposal seeks the following;

- Fence line amended to plot 43.
- Wall Location amended on plot 25 and path adjusted.
- Plot 20 no longer handed.
- Alterations to fenestration, including amendments to windows to comply with condition 12 and building regulations.
- House type 3.1-A - Half round ridges on main roof in lieu of bonnet hips.
- House Type 2.6 - Dormer style updated to match rest of development. Extent of cladding increased.
- Plot 9 to have same buttresses as plot 1 as this is a focal elevation form phase 1.
- Front door style with square glazing updated to match phase 1.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the

National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Listed Building Grade: N/A
Conservation Area: Setting of Old Bedhampton Conservation Area

5. Statutory and Non Statutory Consultations

HBC Conservation Officer
I have no heritage concerns with this NMA.

6 Planning Considerations

6.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

6.2 The proposal seeks the following;

- Fence line amended to plot 43.
- Wall Location amended on plot 25 and path adjusted.
- Plot 20 no longer handed.
- Alterations to fenestration, including amendments to windows to comply with condition 12 and building regulations.
- House type 3.1-A - Half round ridges on main roof in lieu of bonnet hips.
- House Type 2.6 - Dormer style updated to match rest of development. Extent of cladding increased.
- Plot 9 to have same buttresses as plot 1 as this is a focal elevation form phase 1.
- Front door style with square glazing updated to match phase 1.

6.3 The proposed amendments are considered minor and would not materially impact on the visual amenity of the proposed development. The Council's Conservation Officer has been consulted and has stated that they have no heritage concerns with this NMA. Officers are satisfied that the proposed amendments to fenestration and boundary treatment would not result in any harm to residential amenity of neighbouring occupiers or the future occupiers of the site, by way of loss of privacy.

6.4 The proposed changes are relatively modest and it is considered unlikely to lead to additional harm to residential amenity, visual amenity or to the setting of the Conservation Area and its significance and can therefore be considered as non-material. Furthermore, the proposal would accord with policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) March 2011 and policy DM20 of the Havant Borough Local Plan (Allocations) 2014 and the NPPF.

7 Conclusion

7.1 Overall, the proposed alterations are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

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9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00418.

Conditions:

1.	The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Thrive LP.01 A Layout plan BARG230421_SL.01_C (received with NMA APP/25/00418) Affordable Housing Layout Thrive AHL.01 B Boundary Materials Layout Thrive BML.01 B Dwelling Materials Layout Thrive DML.01 B Parking Strategy Layout Thrive PSL.01 B Refuse Strategy Layout Thrive RSL.01 B Street Elevations – Sheet 1 Thrive SE.01 C Street Elevations – Sheet 2 Thrive SE.02 C Coloured Street Elevations - Sheet 1 * Thrive CSE.01 C Coloured Street Elevations – Sheet 2 * Thrive CSE.02 C House Type S2.1 (Block of 2) – Elevations Thrive HT.S2.1(2blk).e C House Type S2.1 (Block of 2) - Floor Plans Thrive HT.S2.1(2blk).p C (received with NMA APP/25/00418) House Type S2.1 (Block of 3) – Elevations Thrive HT.S2.1(3blk).e C House Type S2.1 (Block of 3) - Floor Plans Thrive HT.S2.1(3blk).p C (received with NMA APP/25/00418) House Type S3.2 (Block of 2) – Elevations Thrive HT.S3.2(2blk).e D House Type S3.2 (Block of 2) - Floor Plans Thrive HT.S3.2(2blk).p B House Type 2.1 (Block of 2) – Elevations Thrive HT.2.1(2blk).e D (received with NMA APP/25/00418) House Type 2.1 (Block of 2) - Floor Plans Thrive HT.2.1(2blk).p D (received with NMA APP/25/00418) House Type 3.1-A - Elevations Thrive HT.3.1-A.e_D (received with NMA APP/25/00418) House Type 3.1-A - Floor Plans Thrive HT.3.1-A.p_D (received with NMA APP/25/00418) House Type 3.2 (Block of 2) – Elevations Thrive HT.3.2(2blk).e_D (received with NMA APP/25/00418) House Type 3.2 (Block of 2) - Floor Plans Thrive HT.3.2(2blk).p_D (received with NMA APP/25/00418)

	House Type 3.2 - Plans and Elevations Thrive HT.3.2.pe D (received with NMA APP/25/00418) House Type 3.6 - Elevations Thrive HT.3.6.e D (received with NMA APP/25/00418) House Type 3.6 - Floor Plans Thrive HT.3.6.p D (received with NMA APP/25/00418) House Type 4.1 - Elevations Thrive HT.4.1.e D (received with NMA APP/25/00418) House Type 4.1 - Floor Plans Thrive HT.4.1.p D (received with NMA APP/25/00418) House Type 4.2 - Elevations - Option 1 Thrive HT.4.2.e1 D (received with NMA APP/25/00418) House Type 4.2 - Elevations - Option 2 Thrive HT.4.2.e2 D (received with NMA APP/25/00418) House Type 4.2 - Floor Plans - Option 1 Thrive HT.4.2.p1 D (received with NMA APP/25/00418) House Type 4.2 - Floor Plans - Option 2 Thrive HT.4.2.p2 D (received with NMA APP/25/00418) House Type 4.5 - Elevations Thrive HT.4.5.e C House Type 4.5 - Floor Plans Thrive HT.4.5.p D (received with NMA APP/25/00418) House Type 4.6 - Elevations Thrive HT.4.6.e D (received with NMA APP/25/00418) House Type 4.6 - Floor Plans Thrive HT.4.6.p D (received with NMA APP/25/00418) House Type 4.7 - Elevations Thrive HT.4.7.e D (received with NMA APP/25/00418) House Type 4.7 - Floor Plans Thrive HT.4.7.p D (received with NMA APP/25/00418) Garage - Single - Floor Plan and Elevations Thrive GAR.01.pe A Garage - Double - Floor Plan and Elevations Thrive GAR.02.1.pe A Garage - Twin - Floor Plan and Elevations Thrive GAR.02.2.pe A Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1001 P05 Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1002 P05 Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1003 P06 Landscape General Arrangement Terra Firma 2255-TFC-00-00-DR-L-1004 P05 Specifications Terra Firma 2255-TFC-00-00-DR-L-1005 P05 Landscape General Arrangement (site wide) Terra Firma 2255-TFC-00-00-DR-L-1006 P04 Drainage Strategy Layout MJA 6430-MJA-SW-XX-DR-C-001 P14 Survey Drawings 1-6, plus ‘gas main, water main & perforated pipes’ drawing (7 drawings in total) Encompass 6NN3A - Greenfield Plan MJA 6430-MJA-SW-XX-DR-C-005 P1 Impermeable Areas MJA 6430-MJA-SW-XX-DR-C-006 P2

	Levels Layout MJA 6430-MJA-SW-XX-DR-C-002 P5 Engineering Review and Vis Splays MJA 6430-MJA-SW-XX-DR-C-003 P6 Refuse Tracking Layout MJA 6430-MJA-SW-XX-DR-C-500 P6 Fire Appliance Tracking Layout MJA 6430-MJA-SW-XX-DR-C-501 P6 SUV Car Tracking Layout MJA 6430-MJA-SW-XX-DR-C-502 P5 Pump Station Tracking Layout MJA 6430-MJA-SW-XX-DR-C-503 P4 Our Ref: APP/24/00612 Potential Visitor Parking Tracking Plan MJA 6430-MJA-SW-XX-DR-C-504 P2 The following documents have also been considered in the determination of this application: Application Form Pegasus Group 31.07.2024 CIL Information Form Pegasus Group 15.11.2024 Covering Letter Pegasus Group 31.07.2024 Planning Statement (inc. Affordable Housing Statement) Pegasus Group P23-1017 3 July 2024 Development Quality Standards Checklist Pegasus Group - - July 2024 Statement of Community Involvement Pegasus Group P23-1017 2 July 2024 Design and Access Statement Thrive BARG230421 A 22.07.2024 Accommodation Schedule Thrive BARG230421 H 28.10.2024 CIL Calculations Thrive BARG230421 B 11.11.2024 Heritage Statement SLR 425.065736.00001 3 24.07.2024 Flood Risk Assessment and Drainage Strategy MJA SS/21/0433/6430 Rev. G updated 17/01/2025. Drainage Strategy Technical Note MJA SS/23/0157/6430 Rev. E 13.11.2024 Surface Water Checklist MJA July 2024 Stage 1 Road Safety Audit Traffic Management Consultants (via MJA) A 15.07.2024 Ecology Mitigation & Enhancement Strategy (EMES) * Aluco November 2024 Biodiversity Net Gain Metric Aluco - 25.07.2024 Nitrogen Budget Plan Bargate Homes - - 24.07.2024 Nitrogen Budget Calculator V3 submitted 14/01/2025 Havant Occupancy Calculator submitted 14/01/2025 Noise Impact Assessment 24 Acoustics R8907-4 5 26.07.2024 Transport Technical Note (new document) i-Transport SJ/ITB12174-022 15.11.2024 Infiltration Testing Results Geo-Env GE20565/FG01/220111 11.01.2022 Winter Monitoring Results Geo-Env GE20565 2021-2022 Winter Groundwater Monitoring Letter Geo-Env GE20565/WP01/220401 01.04.2022 Borehole Prelim Information Letter Geo-Env GE20814/WP01/220429 29.04.2022 Borehole Ground Investigation Letter Geo-Env GE20814/WP02/220518 18.05.2022 Winter Monitoring Results (2 no. documents) Geo-Env GE21231 2022-2023 Winter Monitoring and Swale/Basin Locations Geo-Env

	GE21231/TM01/221014 14.10.2022 Manor Farm Phase 2 NMA Covering Letter (received with NMA APP/25/00418) Manor Farm Phase 2 NMA Details 17/09/2025 (received with NMA APP/25/00418) Reason: - To ensure provision of a satisfactory development.

Informatives:

1.	In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by: • Offering a pre-application advice service, and • Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, In this instance: • Your application was acceptable as submitted and no further assistance was required.