

DELEGATED OFFICER REPORT

Site Address: Land on the east side of Helmsley House, Bartons Road, Havant

Proposal: Non material amendment subject to planning permission APP/23/00665, and relating to relocation off PV panels from the pitched roof to the flat roof following the review of the energy and sustainability strategy. A small portion of the wildflower green roof has been removed and replaced with single ply to provide safe access for maintenance of the plan area on the roof. There are shallow roof pitches on the building. Due to their design, and following British standards they have had to be changed from tiling to single ply finish.

Application Type: Non-material change

Application No: APP/25/00195 Expiry Date: 23/04/2025

Applicant: Mr Moore
Anavo Development Limited

Agent: Mrs Magee Case Officer: David Eaves
Carless & Adams Ltd

Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

Land on the east side of Helmsley House, Bartons Road, Havant

2 Planning History

APP/20/00761 - Erection of a 64 bed older persons care home (Use Class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure.(31.03.21). Request to discharge condition 20 (21.05.21). Request to discharge condition 15 (received 14/06/2022). Request to discharge conditions 6,7,9,14,16 and 17 (03.10.22). Request to discharge conditions 6 & 7 with amended documents (22/05/2023)., PERM,31/03/2021

APP/23/00665 - Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure (26.02.24). Request to discharge condition 15 (05.04.24). Request to discharge conditions 3,4,7,9,13,14,18,20,21 and 23 (24.07.24). Request to discharge condition 6 (28.08.24 - WD as compliance only). Request to Discharge Conditions 5 & 17 (11/10/2024). Request to Discharge Condition 3 (12/03/2025)., PERM,26/02/2024

Officer Comment: *This is the consent that is proposed to be amended.*

APP/24/00576 - Application for Non-material amendment to Planning Permission APP/23/00665 (Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road, car/cycle parking, drainage works, hard/soft landscaping and other associated infrastructure) relating to changes to external appearance and layout alterations relating to windows; doors; roofs - removal of green roof to entrance lobby and removal of gables to west elevation; raised balcony screens; bin and cycle store; and new substation enclosed by timber fencing; addition of lower ground floor external store; minor internal changes; external alterations to paths within the site and landscaped areas., PERM,22/01/2025

3 Proposal

Non material amendment subject to planning permission APP/23/00665, and relating to relocation off PV panels from the pitched roof to the flat roof following the review of the energy and sustainability strategy. A small portion of the wildflower green roof has been removed and replaced with single ply to provide safe access for maintenance of the plan area on the roof. There are shallow roof pitches on the building. Due to their design, and following British standards they have had to be changed from tiling to single ply finish.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14 (Efficient Use of Resources)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS20 (Transport and Access Strategy)
CS21 (Developer Requirements)
CS8 (Community Safety)
CS9 (Housing)
DM1 (Recreation and Open Space)
DM10 (Pollution)
DM14 (Car and Cycle Parking on Development (excluding residential))
DM6 (Coordination of Development)
DM7 (Elderly and Specialist Housing Provision)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
DM23 (Sites for Brent Geese and Waders)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Planning Considerations

- 5.1 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.
- 5.2 Notwithstanding the above the Council has carried out consultations and these are considered below:

Climate Change Coordinator

Further Comments

Assuming the BREEAM result is the same I am happy with the amendments.

Original Comments

Assessment:

It is noted that the non-material amendment of this application proposes changes to the location and quantity of the solar panels provided under the originally approved application APP/23/00665 and a small reduction has been made to the wildflower green roof. Although it is considered that the design of the care home still reflects a positive contribution to low carbon and renewable technologies (and that some of the panels have been relocated) it is acknowledged that the proposal reflects a reduction in this provision which could in turn impact the output of the original BREEAM assessment.

Conclusion:

Although no objection is raised the case officer should seek confirmation as to whether there are to be any changes to original BREEAM scoring as a result of the reduction in solar PV provision. Should the BREEAM output remain within the remits of what would be acceptable to a provision of this scale then no further concerns would arise with the application.

HBC Ecologist

I have no objections to the proposed non-material amendment.

5.3 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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Sustainability

(i) Principle of development

5.4 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria. In this case the principle of the development has already been established by planning permission APP/23/00665 which was amended by NMA APP/24/00576.

(ii) Appropriateness of design and impact on the character of the area

5.5 The proposed changes to the approved scheme relate to the following matters:

- relocation off PV panels from the pitched roof to the flat roof
- small portion of the wildflower green roof has been removed and replaced with single ply roof.
- Shallow pitch roof materials changed from tiling to single ply finish.

5.6 These changes to the roof area are considered to have limited and acceptable impacts on the character and appearance of the area. The roof material will match in colour that of the main pitched roofs and will have limited visibility from the ground given the angels of the roof. The impact on the character and appearance of the area is therefore considered acceptable.

(iii) Effect on neighbouring properties

5.7 The proposals are not considered to result in any significant change in terms of impacts on neighbouring residents.

(iv) Sustainability

5.8 In relation to sustainability it is noted that the solar PV panels have been repositioned, and the agent has confirmed that air source heat pumps are still proposed within the plant area. The agent has further confirmed that BREEAM results are unaffected.

5.9 Whilst there is a modest change to the green roof area the Council's Ecologist confirms that the changes are acceptable.

5.10 The development is therefore considered to be sustainable in relation to these matters.

5.11 The proposed changes are relatively modest and it is considered they are unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

6 **Conclusion**

- 6.1 Overall, the proposed alterations to materials, solar panel positions and green roofs are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00195 subject to the following condition

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

Elevations Sheet 1 of 4 1014 202 Rev A
Elevations Sheet 2 of 4 1014 203 Rev A
Elevations Sheet 3 of 4 1014 204 Rev A
Elevations Sheet 4 of 4 1014 205 Rev A
Sections Sheet 1014 212 Rev A
Roof Plan 1014 01 Rev B
Design Statement Job No. A-1014 Rev B
Danopol Brochure
Photographs Cedral Thrutone Sooth Danosa Single Ply
Email Carless Adams dated 13th June 2025

Reason: To ensure provision of a satisfactory development.

Informative

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:

You were updated about issues after the initial site visit.