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H213/3.1.1/HBC-05

14 December 2020

Issued via the Planning Portal ref: PP-10478413

Havant Borough Council,
Planning Department,
Public Service Plaza,
Civic Centre Road,
Havant
PO9 2AX

Dear Sir,

Application Number: APP/18/00450 and APP20/00510

Site Address: Land at Forty Acres Farm, Havant Road, Havant

Application for a non-material amendment following a grant of planning permission

On behalf of Halebourne Group (the applicant) I enclose a non-material amendment application relating to the proposed care home element of planning permission number APP/18/00450 and APP20/00510.

This application is submitted on-line via the planning portal and is accompanied by the following:

- The non-material amendment application form and certificates
- The planning application fee of £234.00 excluding the Planning Portal service charge
- A description of the proposed development (this letter)
- H213-S96A-01-A – CARE HOME - Ground Floor Plan – *to be superseded*
- H213-S96A-02-A – CARE HOME - First Floor Plan – *to be superseded*
- H213-S96A-03-A – CARE HOME - Second Floor Plan – *to be superseded*
- H213-S96A-04-A – CARE HOME - Roof Plan – *to be superseded*
- H213-S96A-05-A – CARE HOME – Elevations – *to be superseded*
- H213-S96A-06-A – CARE HOME – Sectional Elevations – *to be superseded*
- H213-S96A-07-A – CARE HOME – Visualisations – *to be superseded*
- H213-S96A-08-A – CARE HOME – Site Plan Proposed – *to be superseded*
- H213-S96A-09-A – CARE HOME – Refuse and Cycle Store – *to be superseded*
- H213-S96A-10-A – CARE HOME – Coloured Elevations – *to be superseded*
- H213-S96A-11-A – CARE HOME – Coloured Elevations – *to be superseded*
- Proposed drawing H213-S96A-L01-B Site Location Plan
- Proposed drawing H213-S96A-01-B – CARE HOME - Ground Floor Plan
- Proposed drawing H213-S96A-02-B – CARE HOME - First Floor Plan
- Proposed drawing H213-S96A-03-B – CARE HOME - Second Floor Plan
- Proposed drawing H213-S96A-04-B – CARE HOME - Roof Plan
- Proposed drawing H213-S96A-05-B – CARE HOME – Elevations
- Proposed drawing H213-S96A-06-B – CARE HOME – Sectional Elevations
- Proposed drawing H213-S96A-07-B – CARE HOME – Visualisations
- Proposed drawing H213-S96A-08-B – CARE HOME – Site Plan Proposed
- Proposed drawing H213-S96A-09-B – CARE HOME – Refuse Store



- Proposed drawing H213-S96A-10-B – CARE HOME – Coloured Elevations
- Proposed drawing H213-S96A-11-B – CARE HOME – Coloured Elevations

Background

Planning permission was granted on 17 January 2020 for the Erection of 320 dwellings, 66 bed Care Home, provision of public open space, habitat mitigation zone, allotments, closure of existing access and creation of 2 new access points and associated infrastructure following demolition of existing buildings. A subsequent non-material planning permission was granted on 28 July 2020 for internal changes and external alterations under planning reference APP20/00510.

The decision notice for the planning permission ref APP20/00510 lists the approved plans for the care home relating to that consent:

- H213-S96A-01-A – CARE HOME - Ground Floor Plan
- H213-S96A-02-A – CARE HOME - First Floor Plan
- H213-S96A-03-A – CARE HOME - Second Floor Plan
- H213-S96A-04-A – CARE HOME - Roof Plan
- H213-S96A-05-A – CARE HOME – Elevations
- H213-S96A-06-A – CARE HOME – Sectional Elevations
- H213-S96A-07-A – CARE HOME – Visualisations
- H213-S96A-08-A – CARE HOME – Site Plan Proposed
- H213-S96A-09-A – CARE HOME – Refuse and Cycle Store
- H213-S96A-10-A – CARE HOME – Coloured Elevations
- H213-S96A-11-A – CARE HOME – Coloured Elevations

The planning approved drawings were layouts that had been agreed between the developer and a care home operator who would be taking over the building upon its completion. However, that care home operator is no longer involved with the project and another specialist care home operator has taken their place having their own operational requirements.

Proposed Amendments

The proposed amendments sought within this non-material amendment application relate to internal changes comprising the reconfiguration of floorspace within the building and external alterations. The changes are highlighted below for convenience:

- Internal layout amendments for operational benefit following the new care home operator's requirements.
- Reduction in the number of rooflights at second floor level.
- Elevational amendments to suit the internal layout rearrangement above.
- External balconies reduced in area and quantity.
- The building entrance nearest the car park has its canopy extended to provide shelter to the cycle bays. The cycle racks remain but the introduction of the canopy will negate the need for a prefabricated cycle shelter.

Having regard to established guidelines on what may or not constitute an amendment to the approved scheme, we do not believe that the proposed changes impact upon any of the relevant criteria:

- The proposed change is not material or significant in terms of its scale (magnitude, degree etc) in relation to the original approval.
- The proposed change does not modify any use of the development originally approved.



- The proposed change would not result in a materially detrimental impact either visually or in terms of amenity.
- No third-party interests would be disadvantaged in any way.
- The proposed amendments would not be contrary to any relevant development plan policy.
- None of the windows/doors/openings to be repositioned would have an impact on neighbouring properties.

We trust that the above measures are acceptable and that you will be able to approve the non-material amendment, replacing the drawings as proposed.

Should you have any queries in respect of the above and enclosed please do not hesitate to contact me.

Yours faithfully



M Hay
For Hay Associates Ltd

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