

12th August 2020

FAO Daphney Haywood
Principle Planner
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

PP: PP-08964285

Dear Daphney

Town and Country Planning Act 1990

Application for Non-Material Amendment to the pitches of 10x conservatory roofs of planning application ref: APP/13/00804.

Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville

Please find enclosed an application for a Non-Material Amendment in connection with the above site.

Planning Permission was granted (LPA ref: APP/13/00804) dated 5th May 2015 for the development of the above site, subject to 34no planning conditions. This application is made pursuant to Section 96a of the Town and Country Planning Act 1990 and relates to the Planning Permission Condition 34 which relates to the approved plans.

Forming part of this application please find enclosed the following documentation:-

1. A copy of the planning application proforma duly completed and signed;
2. A cheque for £234 made payable to Havant Borough Council to cover the relevant application fee will follow under separate cover.

Procedure for making changes to the conditions:

Section 96A of the Town and Country Planning Act allows Local Planning Authorities to make non-material changes to Planning Permission, which the legislation states:

S.96a - Power to make non-material changes to planning permission

(1)A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material.

(2)In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

(a)to impose new conditions;

(b)to remove or alter existing conditions." (my emphasis)

As highlighted in the extract this includes powers for existing conditions to be altered.

Background:

The site benefits from Planning Permission (LPA ref: APP/13/00804). The description of development comprises:

Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015.

Non-material Amendment – Conservatory / Garden room roof pitch

The proposal requests a minor change of roof line to the conservatory / garden rooms of 10 plots within Phase 2 from the approved horizontal shallow pitch to a flatter shallow roof. Each conservatory/garden room is located to the rear of the property and its location can be seen in the enclosed 'Garden Room Plots' plan that shows the location of the proposed ammendemnts.

We have enclosed the approved block plans for the associated plots (ref: 1924-A-3070 D & 1924-A-3065 D) along with the amended block plans (ref: 1924-A-3070 D Rev A & 1924-A-3065 D Rev A) that show the adjusted roof pitch. These plans show the proposed minor changes that do not materially affect the property itself or have any impact on the neighbouring units. The intention is to minimise issues and maximise customer satisfaction and providing a more maintainable roof via this small amendment is key in achieving this.

The following plans are submitted as part of this application:

Document Title	Reference	Revision
Site Location Plan	17-110/SK-1000	No Rev
Block Type P (Approved)	1924-A-3065 D	No Rev
Block Type Q (Approved)	1924-A-3070 D	No Rev
Block Type P (Revised)	1924-A-3065 D	Rev A
Block Type Q (Revised)	1924-A-3070 D	Rev A
Masterplan Site Layout Phase 2 Garden Room Plots	2740 C 1009	No Rev

The approved plans are listed in condition 34 of the decision notice. The change to the roof of the garden rooms on these plots necessitates a change to the wording of the condition to include the latest revision. It is therefore proposed that condition 34 is amended to read to include all other plans but make reference to the revised plans which form part of this application, as follows;

"34. The development hereby permitted shall be carried out in accordance with the following approved plans:

...

Drg No	Revision	Drawing Title
A-3065	A	Block Type P: Plots 117-118, 173-174, 204-205, 212-213 Plans & Elevations

A-3070	A	Block Type Q: Plots 214 & 215 Plans & Elevations
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Planning Considerations:

In terms of the considerations associated with this application, the following should be noted;

1. The changes would not materially change the development that has been granted Planning Permission.
2. The revised wording does not materially affect the Planning Permission granted. The proposed amendment to the wording does not affect the basis which supported the application on which the decision was made.
3. Whilst it is the discretion of Council who to consult on this application, there are no changes to the permission which would affect any third parties i.e. neighbouring properties.

In summary, the proposed amendment the pitch of 10 x conservatory roofs does not substantially alter or change the approved development, nor the evidence base which supported the original application.

I trust that the enclosed provides you with sufficient information to validate the application and progress towards determination. Should you have any queries please contact me at the above address.

Yours faithfully,



Harry Jackson

Land and Planning

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