

SNPL432249

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Dear Lewis Oliver

NEWLANDS, WEST OF WATERLOOVILLE MAJOR DEVELOPMENT AREA (10/02/862/OUT AND APP/10/00828)

SECTION 96A NON-MATERIAL AMENDMENT APPLICATION

PHASE 2 YEW GARDENS – PLOT 1

Please find enclosed a non-material amendment (NMA) application pursuant to the approval of Reserved Matters consent (Ref: APP/14/00032 and 14/00068/REM), on behalf of Redrow Plc, for the West of Waterlooville Major Development Area (MDA) following the Outline Planning Consent granted on 30 March 2012 (Ref: 10/02/862/OUT and APP/10/00828). Outline consent was approved for the Major Development Area for the development of 2,550 dwellings, associated access, a local centre, schools, community facilities, drainage and infrastructure.

Since this time, a number of reserved matters consents have been granted for residential parcels and infrastructure elements, including Phase 2 (Yew Gardens).

This application relates to one unit on the northern part of Phase 2, Plot 1, immediately adjacent to Milk Lane, which is currently occupied by the sales offices for Yew Gardens. The majority of dwellings in Yew Gardens are now occupied and, as such, the sales office will soon be surplus to requirements. The development of plot 1 for housing is therefore the last stage in the development of Berewood Phase 2.

An application for a house type swap for Plot 1 was previously approved by Havant Borough Council in October 2018 (Ref: APP/18/00771). The case officer concluded that development was not considered to have a significant adverse impact on the appearance or amenities of neighbouring properties with regards to loss of sunlight/ daylight, overlooking or overbearing impact. The development was also considered to be in accordance with the existing character and appearance of the area, complying with Havant Policy CS16 and the approved Design Code for the Berewood MDA.

Having considered the limited alterations to the design and layout resulting from the change in unit type on Plot 1, Redrow Homes seek approval for this change as a non-material amendment to the approved reserved matters application for Phase 2. The proposed changes are considered to be non-material when viewed in the context of Phase 2 and the wider Berewood MDA and, therefore, it is requested that the proposed alterations are approved in line with Section 96A of the Town and Country Planning Act 1990.



The Proposal

It is now proposed to amend the house type shown in the Site Layout approved with the RMA (Ref: APP/14/00032 / 14/00068/REM). The proposal seeks to amend the house type of Plot 1, which currently operates as a show home office and associated car parking.

The 'Tower House' house type was consented with the Phase 2 RMA. The alternative house type sought under this application is the 'Shaftesbury'.

The 'Shaftesbury' was part of the approved house type pack for Phase 2 and is common across Phase 2, particularly in prominent corner plots across the parcel. It's inclusion on Plot 1 therefore accords with the character and house type standards within Yew Gardens.

Design and Housing Mix

Within the context of the RMA for Phase 2, and the wider Berewood development, it is considered that this amendment is not material in nature. The proposal accords with the Design Code approved with the Outline Consent (Ref: 10/02/862/OUT and APP/10/00828). The house type proposed is consistent with the approved Design Code, whilst minor revisions to the site layout to accord with the approved Masterplan Design Document (MDD).

As set out in the officers report (ref: APP/18/00771) the original design was considered to be contrived in what is a highly visible location on the edge of the Town Park. The amended house type will see the removal of the tower element, which was originally proposed on the northern elevation, resulting in a design that better relates to the scale and design of neighbouring houses.

The 'Shaftesbury' house type is broadly similar in design and size to the approved 'Tower House', both with four bedrooms. The amendment to this house type will not impact the housing mix across the parcel.

The 'Shaftesbury' is also featured prominently across Yew Gardens and it is therefore considered that this 'swap' will not significantly impact the heterogeneity of house types across Phase 2.

The proposal is consistent with the existing street scene and is in line with the approved Design Code Paragraph GS02A.01 which requires the Town Park to be overlooked by active frontages of new homes of between two and three storeys.

The front elevation of the 'Shaftesbury' is also considered to relate positively to the Town Park onto which it fronts, featuring a timber post porch and gable ends. The west elevation has been brought forward on the plot to address the relationship to the street frontage. This has the added benefit of increasing the rear garden length by approximately two metres.

The proposed side elevation of Plot 1 will be separated from the neighbouring property (Plot 2) to the south by approximately six metres. The proposal is therefore not considered to have an adverse impact on the amenity of the neighbouring properties.

The approved 'Tower House' is 1823 square feet, whereas the 'Shaftesbury' measures 1410 square feet. The reduction in the footprint of the building on Plot 1 and reduced building mass presents a building that is of a more comparable scale and size of unit on this plot when read within the context of the immediate street scene.

Access

Pedestrian access to Plot 1 has been amended as part of the proposals. The site layout as approved with the RMA (Ref: APP/14/00032 / 14/00068/REM), sees access to Plot 1 from the driveway and the eastwards elevation along Newlands Avenue. The proposal seeks to provide pedestrian access to the dwelling adjacent to the existing footpath which runs along the southern boundary of the Town Park.

Parking

The proposal does not seek to amend the vehicular access or parking arrangement as approved. The existing show home will be converted to form the associated double garage.

Drainage, Highways and Ecology

The proposed alterations to the house type of Plot 1 at Phase 2 will have no impact on the flooding, highway or ecological aims of the outline consent, and therefore the proposed change is non-material in the context of both this part of the site, as well as the Major Development Area in its entirety.

The following information has been submitted with this application, and, where relevant, the now superseded plan has been referenced for information:

Plan	Approved Revision	Proposed Revision
Site Layout	Rev K	Rev L
Materials Plan	Rev G	Rev H
Floor Plan	House Type Tower House - Plans HT.TOW.p	House Type Shaftesbury - Plans & Elevations HT.SHA.pe A
Elevations	House Type Tower House - Elevations HT.TOW.e	House Type Shaftesbury - Plans & Elevations HT.SHA.pe A Garage Elevations [for plot 1 only]

Summary

The applicant understands that the definition of non-material is the responsibility of the planning authority to determine. Indeed, the judgement on "materiality" in any particular case is one of fact and degree. In this case, it is maintained that the changes to the consented reserve matters scheme do not constitute 'material' amendment and sit comfortably within the spirit of the original reserved matters consent.

The changes do not compromise the layout or approved appearance of the dwelling within the wider setting of Yew Gardens or as viewed from the Town Park. Parking is provided in accordance with the necessary standards and sufficient usable garden is provided. The amendments will not impact on neighbouring land uses, affect affordable housing, or the mix of accommodation nor would they result in an amendment to the description of the development.

The total number of approved units within Phase 2 and the wider MDA is not altered, nor is the resultant housing mix. As such, the proposed change has no adverse impact on the principles of the approved outline documents.

It is respectfully requested that the non-material amendment is approved.

I trust you have all of the information required to validate and consider this application. However, if further information is required please do not hesitate to contact me.

Yours sincerely

A solid black rectangular box used to redact the signature of Bryony Stala.

Bryony Stala
Savills Planning

Encs