
Site Address:	Southleigh Park House, Eastleigh Road, Havant, PO9 2PE		
Proposal:	Application for a non-material amendment to reserved matters application APP/21/01451 relating to minor changes to internal floor plans, changes to fenestration, and porch alterations to plots 19 and 20.		
Application Type:	Non-material change		
Application No:	APP/25/00907	Expiry Date:	25/11/2025
Applicant:	Miss Felicity Jenkinson-Hutchison		
Agent:		Case Officer:	Rachael McMurray
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a rectangular shaped area of land located between Bartons Road, Horndean Road and Eastleigh Road. Immediately to the south of the site is a large area of parkland which originally formed part of Southleigh Park's wider estate.

The Spire Hospital and The Oaks Crematorium are located to the immediate north of the site on Bartons Road. The nearest residential properties are those to the north-east, on the northern side of Emsworth Common Road, those recently constructed off Bartons Road to the north-west, and the group of houses located alongside Eastleigh Road to the south-west.

The site is predominantly surrounded by parkland, agricultural land and woodland, beyond which lies mixed use development associated with Havant and Emsworth.

The entrance into the site is currently from Eastleigh Road although there are further access points further south which are currently not utilised.

The site comprises a number of historic Grade II listed buildings including the largest, Southleigh Park House, built in the mid 19th C for the site's original use as a stately home and parkland. The buildings are set in a wider area of parkland which also forms part of the application area. Immediately in front of Southleigh Park House there is a formal lawn area which forms its setting. There is a large ornamental pond in the south-western corner of the lawn. The remains of a smaller garden are located adjacent to the west wing of the main house.

There are a number of large, specimen mature trees within the site which form part of the historic parkland and garden and date back to the mid to late 19th C. A Tree Preservation Order (TPO) applies to the site, principally to protect the ornamental specimen trees. There is also a large amount of overgrown vegetation as a result of the parkland being unmanaged since the office use has been in place.

The southern boundary of the site includes a variety of individual trees. Along with the main house, there are several other Grade II listed buildings within the site including; the Main House West Wing, the Coach House, the Stable Block with Clock Tower, the Lodge, and the Dairy and Wood Store. The lodge is located in the north-west corner of the site and was previously a former gate house into the site.

2 Relevant Planning History

APP/17/00863 - Hybrid Application - Full Application for change of use, alterations to and extension of existing buildings to 20 Residential units, (13 dwellings in the main house and 7 in other Listed Buildings) with associated landscaping parking and amenity space. Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works. (Granted consent 30.1.19)

APP/17/00864 - Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in the other buildings) (approved 30.1.19).

APP/23/00871 - Listed Building Consent for alterations to and extension of existing buildings with associated landscaping, parking and amenity space to facilitate the change of use of the main house and other buildings to 20 residential units (13 in the main house and 7 in the other buildings). Minor revisions to previously approved listed building consent (APP/17/00864) (approved 28/02/2024).

APP/21/01451 - Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works). (approved 15/05/2025).

APP/25/00888 - Application for Non Material Amendment to Reserved Matters Consent APP/21/01451 (pursuant to Hybrid Planning Application APP/17/00863 (Part B) relating to Conditions 1 & 2 (Tree Removals). Under separate consideration.

APP/25/00889 - Application for Non Material Amendment to Planning Application APP/17/00863 (Part A)(as amended by non-material amendment APP/23/00822), relating to Condition 18 (Tree Removals). Under separate consideration.

3 Proposal

The non-material amendment seeks the approval of changes to internal floor plans, changes to fenestration, and porch alterations to plots 19 and 20.

4 Policy Considerations

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

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: II

Conservation Area: N/A

5 Statutory and Non-Statutory Consultations

Conservation Officer

No objection to the proposed changes from a heritage perspective.

6 Planning Considerations

- 6.1 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 principle of the development has been established by the Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works). approved on 15/05/2025.
- 6.3 This submission seeks permission for changes to internal floor plans, changes to fenestration, and porch alterations to plots 19 and 20.
- 6.4 In the context of the entire development approved under APP/17/00863 and APP/21/01451, the Local Planning Authority is satisfied that the proposed changes can be considered as a 'non-material' amendment.
- 6.5 The changes to internal floor plan focus predominantly on thickening of external walls.
- 6.6 The changes to fenestration have been reviewed and do not raised concerns over privacy and overlooking.
- 6.7 The proposed changes to the porches are minimal and do no raise any design or amenity concerns.
- 6.8 On this basis, the proposed minor changes are considered acceptable.

7 **Conclusion**

- 7.1 Overall, the proposed changes would not result in harm to the character and appearance of the site or the surrounding area. They would not result in a loss of privacy or overlooking. Therefore, the proposed change is recommended for approval.
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8 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/25/00907 subject to the following conditions:

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

Southleigh Park House Summary Table
Covering Letter 30.10.2025

- BARG230130_SL.01_N –Site Layout Plan
- BARG230130_HT.2B.1(2blk).e_B
- BARG230130_HT.2B.1(2blk).p_C
- BARG230130_HT.2BFOG.e_C
- BARG230130_HT.2BFOG.p_C
- BARG230130_HT.3B.1-1(2blk).e_B
- BARG230130_HT.3B.1-1(2blk).p_C
- BARG230130_HT.3B.1-2(2blk).e_B
- BARG230130_HT.3B.1-2(2blk).p_D
- BARG230130_HT.3B.1-1.e_B
- BARG230130_HT.3B.1-1.p_C
- BARG230130_HT.3B.1-2.e_B
- BARG230130_HT.3B.1-2.p_D
- BARG230130_HT.4B.1-1.e_B
- BARG230130_HT.4B.1-1.p_C
- BARG230130_HT.4B.1-2.e_B
- BARG230130_HT.4B.1-2.p_C
- BARG230130_HT.4B.2.e_C
- BARG230130_HT.4B.2.p_D
- BARG230130_HT.4B.3.e_C
- BARG230130_HT.4B.3.p_C
- BARG230130_HT.4B.4.e_D
- BARG230130_HT.4B.4.p_D
- BARG230130_HT.4B.5-1.e_A
- BARG230130_HT.4B.5-1.p_C
- BARG230130_P.1.e_C
- BARG230130_P.1.p_C
- BARG230130_P.4-5.e_B

- BARG230130_P.4-5.p_C
- BARG230130_P.13-14.e_B
- BARG230130_P.13-14.p_C
- BARG230130_P.16-20.e1_C
- BARG230130_P.16-20.e2_C
- BARG230130_P.16-20.p_C
- BARG230130_P.28.e_C
- BARG230130_P.28.p_C
- BARG230130_P.30-31.e_C
- BARG230130_P.30-31.p_C
- BARG230130_P.32-34.e_C
- BARG230130_P.32-34.p_C
- BARG230130_P.40-41.e_B
- BARG230130_P.40-41.p_C

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:

Your application was acceptable as submitted and no further assistance was required.