

DELEGATED OFFICER REPORT

PROPOSAL	Application for Non-material Amendment to planning application APP/20/00875 relating to Relocation of bike store and associated parking on site together with amendment to landscaping.
LOCATION:	Aura House, New Road, Havant, PO9 1DE
REFERENCE NO:	APP/25/00789
APPLICANT:	Mr Gary Robinson
APPLICATION TYPE:	Non-Material Amendment
CONSULTATION EXPIRY DATE:	
APPLICATION EXPIRY DATE:	10/09/2025
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site lies to the south of New Road, Bedhampton and the north of the Portsmouth to Brighton/Waterloo Railway line.

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

APP/20/00875 Change of use of Office (Use Class B1) to 6 residential flats (Use Class C3) with parking and associated external changes to facilitate the change of use, including the two storey extension previously approved under Planning Permission APP/18/00449. (Approved 1.2.22). Request to discharge condition 11 (received 11/05/2022).

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

APP/18/00449 2-storey extension to existing property to create additional separate individual office space. Approved 25.3.19

3. Proposal

- 3.1 Application for Non-material Amendment to planning application APP/20/00875 relating to Relocation of bike store and associated parking on site together with amendment to landscaping.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Chichester Harbour Management Plan 2024-2025 N/A

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS9 Housing

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

DM13 Car and Cycle Parking on Residential Development

Havant Borough Local Plan (Allocations) July 2014

AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

None required for this NMA application

6 Planning Considerations

6.1 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.

6.2 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) Effect on parking/access
- (v) Landscaping considerations

(i) Principle of development

- 6.3 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/20/00875.

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

- 6.4 The proposed changes to the approved scheme relate to the following matters:

- The relocation of the amended cycle storage
- Incidental changes to the parking layout
- Incidental changes to the bin storage
- Changes to landscaping to the site frontage.

- 6.5 The cycle store was previously shown as being provided in the northern corner of the site close to the roadside. It is now proposed to be relocated to a position to the south-western side of the building (adjacent to flat 3). This location is considered to be less visually intrusive than the previously approved position.

- 6.6 The parking changes within the site are not considered to have an unacceptable impact on the character and appearance of the area, providing the same level of parking in a slightly changed layout to the previously approved scheme.

- 6.7 The bin storage has been very slightly amended and is considered acceptable.

- 6.8 In terms of Landscaping, whilst the landscaping strip to the site frontage is reduced in depth at the eastern end of the frontage to the New Road frontage. On balance and given the constraints of the site, these changes are considered acceptable in terms of the impact on the character and appearance of the area.

(iii) Effect on neighbouring properties

- 6.9 The site is bounded to the north and south by New Road and the railway with an Electricity Sub Station to the west. The only residential property is to the east No.2 New Road. The bike store would be removed from this location and repositioned away from No.2 with parking to the boundary (as has previously been the case). This is considered acceptable.

(iv) Effect on parking/access

- 6.10 The proposal would continue to provide 6 car parking spaces on site as per the original scheme and the layout is considered acceptable. In terms of cycle parking 8 spaces would be provided which is considered acceptable.

(v) Landscaping considerations

- 6.11 As set out above, whilst landscaping areas are reduced the proposals are considered acceptable given the on site constraints. The agent has confirmed that planting will take place this spring.

8 Conclusions

- 8.1 In conclusion, the principle of development has previously been accepted and the amendments are considered to be modest and have an acceptable impact on the character and appearance of the area. It is not considered that the changes would result in an unacceptable impact on the neighbouring property to the east. Parking provision continues to provide six car spaces and appropriate bike storage. The change has an impact on frontage landscaping but is considered acceptable.
- 8.2 Overall, the proposals are considered non-material and permission can be supported.

9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00789

Conditions:

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

Block Plan Drawing No. C3405-02 Rev E
Bike Storage Drawing No. C3405-16
Soft Landscaping Plan Drawing No. DD575L01 Rev A
Email confirming landscaping timing

Reason: To ensure provision of a satisfactory development.

Informatives:

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 sought and were provided with pre-application advice,
You were updated about issues after the initial site visit.