

08/07/2026
Ref: AH0008/AHz

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Planning Services
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By email only - Rebecca.altman@eastleigh.gov.uk

Re: Application for a Non-Material Amendment to vary Condition 2 of Planning Permission (F/23/96224 / X/25/99021) for Queens View, Netley Abbey, Southampton SO31 5EA

Following the grant of planning permission, case reference F/23/96224 for the above development site, since amended under Section 73 Application No. X/25/99021, please find enclosed our Non-Material Amendment application to vary Condition 2.

A detailed review of the development confirmed the necessity to make slight changes to the refuse area for the retail unit and to the roof for the purposes of the guard rail and PV installation.

The area for retail unit refuse was originally designed for cardboard and paper recycling only and the changes proposed are for a full masonry constructed area large enough to accommodate x1 1100L waste general bin, x1 1100L recycling bin and a 240L food waste bin. The originally designed area had insufficient storage space and therefore a larger area is required to accommodate the bins and to avoid any unsightly bins in view around the residential areas. The design incorporates double doors to allow space for the manoeuvring of the bins for both the retail tenants and the Refuse Collection Team. The newly proposed area will be of brick construction in order to comply with Fire Safety Regulations and to enhance the robustness of the area for the manoeuvring of and around the bins.

We propose a slight change to the location of the retail unit cycle stands in order to leave a suitable amount of space for the Refuse Collection Teams to safely manoeuvre and empty the bins.

In order to accommodate the PV installation, we have proposed a change to the guard railing on the roof. The change will be from a fixed railing system to a Counter-weighted roof top mounted guard rail system to avoid roof penetrations and to provide a fully tested and certified product that performs alongside the PV to be installed. Our proposal is centred on ensuring compliance safety requirements as well as providing a robust and durable product. Please note that there is no change to the colour of the hand rails proposed.

We are proposing to change the orientation of the VM Zinc Cladding by 90 degrees so that it will be installed vertically instead of horizontally, please refer to the updated elevation drawings attached where you will note this proposed change will make a minimal and non-detrimental difference aesthetically. The change however will reduce maintenance obligations for the cladding in the long term as horizontally installed cladding can trap water, debris and dirt and is therefore harder to keep clean, increasing the risk of mould and staining. If we are able to install vertically, the grain direction in the cladding naturally aligns with rainfall and therefore dirt will be removed faster.



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To adequately drain the flat roof areas, and balconies we have slightly adjusted the locations and increased the quantity of the Rain Water Pipes which are shown on the enclosed updated elevation drawings.

We have outlined the details and reasoning behind each proposed amendment in the schedule below and in addition, provided is a copy of each amended and updated drawing as referred to.

Original Plan number	Amended Plan Numbers	Title	Amendment Details
DR-A-0025 A02 DR-A-0024 A03	DR-A-0300 – Elevation North – Rev 14 DR-A-0301 – Elevation West – Rev 12 DR-A-0302 – Elevation South – Rev 11 DR-A-0303 – Elevation East – Rev 11	Proposed Boundary Elevations	North & West Elevations • Changes to shop front entrance doors • Change to roof balustrade to Kee Guard Roof Edge Protection System • Wall mounted Retail Unit AC Condenser Unit • Additional grey Zinc to roof edgings • Horizontally installed cladding to be changed to a vertical installation South & East Elevations • Change to roof balustrade to Kee Guard Roof Edge Protection System • Additional grey Zinc to roof edgings • West – retail unit refuse area is now constructed with brick for fire safety compliance and to enhance the robustness for frequent manoeuvring of refuse bins. • Wall mounted Retail Unit AC Condenser Unit. • Rain Water Pipe relocations • Horizontally installed cladding to be changed to a vertical installation

DR-AR-0021 A01	DR-A-0004 – CDM Roof Plan – Rev C02 DR-A-0013 – Compliance Roof Plan – Rev C01 DR-A-0034 – Reference Roof Plan – Rev C05	Floor Plans – Second Floor & Roof	Updated with design changes to the roof to accommodate the PV designs
DR-AR-0019 A03 & A06	DR-A-0020 – Proposed Site Plan – Rev C09	Site Plan	- New design and purpose of retail unit refuse area - Retail Unit cycle hoop locations - Parking post to be installed to avoid visitors parking and preventing access to the Refuse Collection Teams
DR-AR-0018 A03	DR-A-0020 – Proposed Site Plan – Rev C09	Site Location Plan & Block Plan	As above
DR-A-0026 A02	DR-A-0200 – GA Section AA – Rev C06 DR-A-0201 – GA Section BB – Rev C06 DR-A-0202 – GA Section CC – Rev C06	Proposed Sections	Change to roof balustrade to Kee Guard Roof Edge Protection System

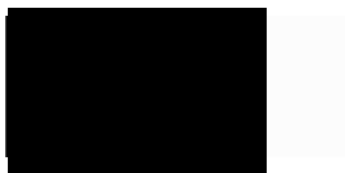
We have assessed our application against the qualifying criteria for a Non-Material Amendment and we can confirm we feel all criteria has been met as follows:

Reason	Description of site
No significant changes proposed to the building.	The changes proposed have a negligible impact on the appearance of the building.
It does not vary from what was described on the planning permission	The changes do not vary what was described on the planning permission.
It does not conflict with any conditions on the permission.	The changes do not conflict what any conditions on the planning permission.
It does not breach planning policy.	The changes are not understood to breach planning policy in any way.
It does not significantly move the external envelope.	The double doors to the new refuse area increase the footprint very slightly but with no impact to the usability of the surrounding areas.
It does not increase the height of the roof.	The changes do not increase the height of the roof.
It does not introduce or move windows or other openings that could affect other properties.	The changes proposed are to the retail unit refuse door area only and do not affect other properties in any way.



We trust that you find the above and attached satisfactory, and would be pleased to receive confirmation of receipt.

Yours sincerely



Ross Blakemore
Head of Design

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