DELEGATED OFFICER REPORT

Site Address: 105, 105a, 107 & 107a Barncroft Way, Havant, PO9 3AE
Proposal: External wall insulation system, replacement of existing windows, and replacement of existing entrance canopies with new GRP canopies to eliminate thermal bridges.
Application Type: Full Planning Permission
Application No: APP/24/00880 Expiry Date: 07/01/2025
Applicant: HNBS
Portsmouth City Council
Agent: HNBS Case Officer: Steve Weaver
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

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1 Site Description

1.1 The properties the subject of this application lie in a small cul-de-sac off the main thoroughfare of Barncroft Way, which links central Leigh Park with the northern part of Havant town centre. In common with much of the remainder of Leigh Park, Barncroft Way was constructed as part of a comprehensive post-war development by Portsmouth City Council, albeit that many of the dwellings have since transferred to private ownership. The City Council does, however, retain ownership of a number of properties within the estate, including 3 of the 4 flats the subject of this planning application; the remaining flat having had Notice served on them.

1.2 The properties subject to this application comprise Nos 105, 105a, 107 & 107a Barncroft Way - a block of 4No. flats within a single two storey building on the northern side of the cul-de-sac.

1.3 Architecturally there is a high degree of homogeneity in the design of the dwellings within the cul-de-sac and the immediate environs of Barncroft Way, all featuring rough or smooth rendered elevations in a variety of colours, with concrete tiled roofs and a projecting concrete canopy over the entrances to each of the properties. For the flats the subject of this application there are entrances on both the front (first floor flat) and side (ground floor flat) elevations; the elevations being finished in an off-white render.

2 Planning History

None relevant to the application site; however within the same cul-de-sac:

APP/24/00469 - Works to improve the energy efficiency of existing council flats including the application of an external wall insulation system, replacement of existing windows, and replacement of existing entrance canopies with new GRP canopies to eliminate thermal bridges - 109, 109a, 111, 111a, 121, 121a, 123, 123a Barncroft Way, Havant, PO9 3AE. Permitted 09/08/24.

3 Proposal

3.1 For each of the buildings the subject of this application it is proposed to apply an external wall insulation system with white silicon render; replace the existing white UPVC windows with new white UPVC windows; and replace the existing concrete entrance canopies with new GRP canopies to eliminate thermal bridges. The canopies are proposed to be finished white to the sides and soffit and lead grey to the top.

3.2 The intention of the works is to improve the energy efficiency of existing council flats.

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)
CS14	(Efficient Use of Resources)
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: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 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) Impact upon the character and appearance of the area
(iii) Impact upon residential amenity
(iv) Biodiversity Net Gain

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development management criteria.

7.3 It is noted that the intention of the works is to improve the energy efficiency of existing council flats. In this regard Policy CS16 (6) of the Core Strategy is supportive of proposals which seek to make resource efficiencies, and thus provides in-principle support for the proposals. Whilst not directly relevant to the detailed proposals in this case, Policy CS14 of the Core Strategy also reflects the Council's ambition to reduce greenhouse gas emissions, and a reduction in energy consumption of these properties would support the overall objective of that Policy.

7.4 The National Planning Policy Framework has a similar ambition to support energy efficiency, stating at Paragraph 167 that "*In determining planning applications, local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic....."*

7.5 There is therefore considered to be a broad level of policy support for the proposals put forward in this application in principle. It is also worthy of note that an identical proposal for works to Nos 109, 109a, 111, 111a, 121, 121a, 123, 123a Barncroft Way, which lie within the same cul-de-sac as the application site, was granted planning permission under reference APP/24/00469 on 9th August 2024.

(ii) Impact upon the character and appearance of the area

7.6 The impacts of the various elements of the proposal are assessed below.

Application of the external wall insulation system with white silicon render

7.7 The first part of the proposal seeks to insulate and silicon render all the external elevations of Nos. 105, 105a, 107 & 107a Barncroft Way. The proposed external render will be white in colour. Whilst the application of the insulation and render will marginally increase the body of the buildings, the finished external elevations will still sit under the projecting roof profile above them. It is also noted that all properties within the cul-de-sac and the immediate environs of Barncroft Way are externally rendered in varying colours. It is therefore considered that the external insulation and silicon rendering of these properties within this part of Barncroft Way would have a very limited and acceptable impact upon the visual amenities of the streetscene.

Replacement of the existing white UPVC windows with new white UPVC windows

7.8 The second part of the proposal seeks to replace the existing white UPVC windows with new white UPVC windows. The designs of the new windows are identical to those existing in both material and window configuration, and it is therefore considered that the proposed replacement windows would have no discernible impact upon the visual amenities of the streetscene.

Replacement of the existing concrete entrance canopies with new GRP canopies

7.9 The final part of the proposal is to is to replace the existing flat concrete entrance canopies with GRP canopies. The new canopies are modest in scale and appropriate in design to the host properties; their colour blending in with the silicon render finish. It is therefore considered that the proposed replacement canopies would have a very limited and acceptable impact upon the visual amenities of the streetscene.

7.10 Taken together, all of the proposed alterations are considered to revitalise the external appearance of the properties subject to this application, and would have no adverse impacts upon the visual amenities of the streetscene. They are therefore considered to be in accordance with Policy CS16 of the Core Strategy, the Borough Design Guide SPD and the National Planning Policy Framework.

(iii) <u>Impact upon residential amenity</u>

Application of the external wall insulation system with white silicon render

7.11 As discussed above, the insulation and silicon rendering of the external elevations of Nos. 105, 105a, 107 & 107a Barncroft Way will add a very modest amount to the body of the buildings in question, but not to a degree that would lead to a loss of amenity to any adjoining properties.

Replacement of the existing white UPVC windows with new white UPVC windows

7.12 The replacement UPVC windows do not introduce any new openings, and thus will have no new implications for the privacy of adjoining properties.

Replacement of the existing concrete entrance canopies with new GRP canopies

7.13 The new canopies are modest in scale and replace existing canopies in the same locations. They are not considered to give rise to any loss of amenity to any adjoining properties.

7.14 Taken together, the proposed alterations would not appear overbearing or lead to a loss of light, outlook or create any additional loss of privacy or overlooking of any adjoining properties. The proposals are therefore considered to have a limited and acceptable impact on the neighbouring properties immediately adjacent, opposite and to the rear of the application properties, meeting the requirements of Policy CS16 of the Core Strategy. It is noted that no letters of objection were received in relation to the proposed works.

(iv) Biodiversity Net Gain

7.15 Biodiversity Net Gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2nd April 2024. In this case the applicants have claimed an exemption from the BNG requirements due to the development proposals falling below the applicable thresholds of 25sqm of on-site habitat or 5m of on-site linear habitats.

7.16 Having given due consideration to the nature of the proposals, it is clear that no habitat will be lost as a result of the works. On this basis it is agreed that the development is exempt from BNG requirements.

8 Conclusion

8.1 The proposed works to Nos. 105, 105a, 107 & 107a Barncroft Way are acceptable in principle, and supported by national and local policies seeking to improve the energy efficiency of existing properties. Furthermore they are appropriate in terms of design and their impact on the character of the area, and they would have a limited and acceptable impact on the neighbouring properties. On this basis the proposals accord with the development plan as a whole and national policy, and conditional planning permission is recommended.

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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00880 subject to the following conditions:

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Location Plan Drawing No. 3810/1024/P1
Block Plan Drawing No. 3810/1119/P1
Typical No-Fines Flats Elevations as Proposed Drawing No. 3810/1303/P1
Typical No-Fines Flats 3D Views Drawing No. 3810/1302/P3
Application Form dated 17/10/2024

Reason: To ensure provision of a satisfactory development.