Site Address: No 30 & 32 Highclere Avenue, Havant, PO9 4RB
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/24/00603	Expiry Date:	20/09/2024
Applicant:	HNBS Portsmouth City Council		
Agent:	Mr Greed Portsmouth City Council	Case Officer:	Denise Sheath
Ward:	Leigh Park Hermitage		

Recommendation: **GRANT PERMISSION**

1 Site Description

The properties subject to this application are Nos. 30 & 32 Highclere Avenue, Havant, these properties a pair of semi detached two storey properties. The existing materials to the properties at present consist of a render within a concrete rendered canopy to each entrance.

2 Planning History

None relevant

3 Proposal

3.1 For each of the dwellings 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 houses.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS14 (Efficient Use of Resources)
CS16 (High Quality Design)

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 Required

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: 29

Number of site notices: Not applicable.

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) Appropriateness of design and impact on the character of the area
(iii) Effect on neighbouring properties
(iv) Biodiversity Net Gain

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 It is noted that the intention of the works is to improve the energy efficiency of existing council houses. 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 164 that "In determining planning applications, local planning authorities should 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.

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

7.6 The main reason for the proposed rendering of the properties is to improve their energy efficiency. This would be achieved by the insulation of the exterior of the property which would then be rendered, which would improve the quality of living standards for the occupants.

7.7 As to the first part of the proposal this seeks to insulate and silicon render all the external elevations of Nos. 30 & 32 Highclere Avenue, Havant. 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 the majority of the properties within Highclere Avenue are externally rendered in varying colours. It is therefore considered that the external insulation and silicon rendering of these properties within this part of Highclere Avenue would have a very limited and acceptable impact upon the visual amenities of the streetscene.

7.8 The second element of the proposal is to replace the existing 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.

7.9 The final element of the proposal is to replace the existing UPVC windows with new 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.

7.10 All of the proposed alterations are considered to revitalise the external appearance of the properties subject to this application.

(iii) Impact upon residential amenity

7.11 It is considered that the proposed external alterations to Nos. 30 & 32 Highclere Avenue, Havant, would not appear overbearing or lead to a loss of light, outlook or create any additional loss of privacy or overlooking. As discussed above, the insulation and silicon rendering of the external elevations of Nos. 30 & 32 Highclere Avenue, Havant 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. The replacement UPVC windows do not introduce any new openings, and thus will have no new implications for the privacy of adjoining properties. 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.

7.12 The proposals would therefore have a limited and acceptable impact on the neighbouring properties immediately adjacent, opposite and to the rear of the application meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received in relation to the proposed works.

(iv) Biodiversity Net Gain

7.13 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.

7.14 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 development is acceptable in principle, improving the energy efficiency of the properties and is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis the proposal accords with the development plan as a whole 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/24/00603 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:

Application Form - Received 26 July 2024
Location Plan - Drawing No. 3810-1019-P1 – Received 26 July 2024
Block Plan - Drawing No. 3810-1109 P1- Received 26 July 2024
3D Views - Drawing No. 3810-1332-P1- Received 26 July 2024
Proposed Elevations - Drawing No. 3810-1331-P1 - Received 26 July 2024

Reason: To ensure provision of a satisfactory development.

3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.