

DELEGATED OFFICER REPORT

Site Address:	Flats, 2-36 Rowan Road, Havant, PO9 2UX		
Proposal:	Window replacement.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00982	Expiry Date:	31/01/2025
Applicant:	The Guinness Partnership		
Agent:	Ms Dumitru	Case Officer:	Robert Riley
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Block 2-36 Rowan Road is a three-storey purpose-built block of flats to the northern side of, and accessed from, Rowan Road. The property is finished in brick and white cladding with white uPVC fenestration and the flats are set back from the street.. To the northern side of the flats is parking is an access path to both the sides and rear of the building leading to private immediate space for the residents, including a raised terrace with two small utility buildings.
- 1.2 Bright Beginnings Nursey is located north of the flats. The surrounding area is otherwise residential.

2 Planning History

- 2.1 No relevant history

3 Proposal

- 3.1 Window replacement.

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

CS16 (High Quality Design)

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: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Daniel Berwick

No comments received

Councillor Gillian Harris

No comments received

Councillor Phil Munday - St Faiths

No comments received

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: 31

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 (BNG)

(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 control criteria.

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

7.3 The proposal is for replacement of the existing windows on a like for like basis. The agent has confirmed that the proposed materials is white uPVC like for like replacement. There would therefore be no change to the design or appearance of the host property, resulting in no impact to the character of the area.

7.4 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS16 of the HBLP (Core Strategy) 2011. It is considered that

the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.5 The proposals would result in no change to the current mass, bulk, or overlooking of the host property to any of the neighbouring properties. The proposed works are therefore not considered to have an adverse impact on the residential amenity.
- 7.6 Consequently, it is considered that the proposal would not have any unacceptable impacts on other residential properties meeting the requirements of Policy CS16 of the HBLP (Core Strategy) 2011. It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.7 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.
- 7.8 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, 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 it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00982

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:

Drawing Number: 0002: BLOCK PLAN: Uploaded 6/12/24
Drawing Number: 0002: SITE LOCATION PLAN: Uploaded 6/12/24
Drawing Number: 2001: EXISTING ELEVATIONS: Uploaded 6/12/24
Drawing Number: 2002: PROPOSED ELEVATIONS: Uploaded 6/12/24
WINDOWS MATERIAL/BNG CORRESPONDENCE: Uploaded 5/2/25

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.