

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: 40

Number of site notices: 2_

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

(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 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.

7.4 As to the first part of the proposal this seeks to insulate and silicon render all the external elevations of Nos. 1, 1A, 3, 3A, 10, 10A, 12, 12A 13&15 Finchdean Road. The proposed external render will be white in colour. It is not considered the external insulation and silicon rendering of these select properties within Finchdean Road would have a harmful impact upon the visual amenities of the streetscene.

It is noted that all properties within Finchdean Road are externally rendered in varying colours.

7.5 The second element of the proposal is to replace the existing entrance canopies with GRP canopies. It is not considered the proposed replacement canopies would have a harmful impact upon the visual character of the streetscene.

7.6 The final element of the proposal is to replace the existing UPVC windows with new UPVC windows. It is not considered the proposed replacement windows would have a harmful impact upon the visual character of the streetscene.

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

(iii) Impact upon residential amenity

7.8 It is considered that the proposed external alterations to Nos. 1, 1A, 3, 3A, 10, 10A, 12, 12A 13&15 Finchdean Road would not appear overbearing or lead to a loss of light, outlook or create any additional loss privacy or overlooking. 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.

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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00462 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 17 June 2024

Location Plan - Drawing No. 3810-1012-P2 - Received 17 June 2024

Block Plan - Drawing No. 3810-1100-P2 - Received 17 June 2024

Proposed House Elevations - Drawing No.3810-1311-P2 - Received 17 June 2024

Proposed Flat Elevations - Drawing No.3810-1301-P2 - Received 17 June 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.