

Application for Planning Permission.
Town and Country Planning Act 1990**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	12
Suffix	
Property name	BRENT HOUSE
Address line 1	MIDDLE PARK WAY
Address line 2	LEIGH PARK
Address line 3	
Town/city	HAVANT
Postcode	P09 4BP

Description of site location must be completed if postcode is not known:

Easting (x)	470530
Northing (y)	107736

Description

Brent House is a three-storey, purpose-built Social Housing residential block of flats and bedsits for occupation by homeless.

2. Applicant Details

Title	Mr
First name	
Surname	MILES
Company name	Martin Ralph Chartered Surveyors Ltd.
Address line 1	11 Dragoon House
Address line 2	Hussar Court
Address line 3	Brambles Business Park
Town/city	
Country	

2. Applicant Details

Postcode

P07 7SF

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Surname

MILES

Company name

Martin Ralph Chartered Surveyors Ltd

Address line 1

11 DRAGOON HOUSE

Address line 2

HUSSAR COURT

Address line 3

BRAMBLES BUSINESS PARK

Town/city

Waterlooville

Country

Postcode

P07 7SF

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

1706.00

Unit

Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

General refurbishment & up-grade. Replacement of 63 windows & doors on whole building with Dble glazed units in grey frames and contrasting blue blanker panels below (on 27% of units).

Removal of dilapidated dwarf wall to front (east) elevation and replacement with 1200mm h round top iron fence & gate.

Change of 'main entrance' from East elevation to West elevation.

Widening of one of the 2 rear entrances for wheelchair access; remove 1 x window & replace with access door to disabled ground floor apartment; removal of existing access door & replacement with window only & matching brick below.

Installation of 3 x rain canopies above 2 entrances and the new disabled access & window.

Demolition of existing brick bin store in car park (rear elevation) and reinstatement of timber bin store on concrete base some 8.5m to the north.

New paint markings on tarmac for disabled parking and 'keep clear' warning for refuse collection vehicles.

Some changed landscaping for clear demarcation of walkways and contrasting resin-bond or similar hard surfaces - soft in the children's play area.

5. Description of the Proposal

Installation of 2 x smoking canopies and 1 x covered cycle store. Erection of timber fence along boundary for protection of adjoining property.
Installation of 4 x new ground-mounted signposts and 1 x new wall-mounted 'welcome' sign.
Installation of 4 x new CCTV camera points.
Some internal reconfiguration of flats and studios, currently 26 x units accommodates 41 persons; change will increase to 29 units but 40 persons including 1 x disabled person unit. ALso allows for better optimisation of space for Housing Association staff attendance on each floor.

Has the work or change of use already started?

☒ Yes ☐ No

6. Existing Use

Please describe the current use of the site

Social Housing Association-owned provision of self-contained accommodation for homeless young people and single parents.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site

Building Use unaltered; currently vacant for change of ownership and refurbishment.

When did this use end (if known)? DD/MM/YYYY

01/08/2020

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

☒ Yes ☐ No

Land where contamination is suspected for all or part of the site

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally?

☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls

Description of existing materials and finishes (optional):	Facing Red & Brown brick.
Description of proposed materials and finishes:	Same as above

Roof

Description of existing materials and finishes (optional):	Concrete tiled with lead flashings.
Description of proposed materials and finishes:	Same.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

PROPOSED ELEVATIONS. 23.07.2020 Drawing No. 18/221-04, R.1.1
PROPOSED PLANS - INTERNAL. 08.06.2020 Drawing No. 18/221-03, R2.
EXTERNAL PLANS - PROPOSED. 10.08.2020 Drawing No. 18/221-03, R.1.2.

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	10	10	0
Disability spaces	0	1	1
Cycle spaces	0	5	5

10. Trees and Hedges

Are there trees or hedges on the proposed development site?

☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or

12. Biodiversity and Geological Conservation

geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains Sewer
☐ Septic Tank
☐ Package Treatment plant
☐ Cess Pit
☐ Other
☐ Unknown

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings. Please state the plan(s)/drawing(s) references.

FreeFlowDrains Ltd. (on EXISTING PLANS) 12.01.2020, Drawing No. 18/221.01

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Refer to EXTERNAL PLANS - PROPOSED. 10/08/20 - Drawing No. 18/221.03 R.1.2.

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' covers ALL uses except Use Class C3 Dwellinghouses

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	0
Part-time	0
Total full-time equivalent	0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	
Part-time	
Total full-time equivalent	

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	

23. Pre-application Advice

Reference

Date (Must be pre-application submission)

05/02/2020

Details of the pre-application advice received

Discussion on requirement for Full PLanning Application and associated fees.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	Peninsular House
Address line 1	Wharf Road
Address line 2	Portsmouth
Town/city	Hampshire
Postcode	PO2 8HB
Date notice served (DD/MM/YYYY)	19/08/2020

Person role

- ☐ The applicant
- ☒ The agent

Title

First name

ANDREW

Surname

MILES

25. Ownership Certificates and Agricultural Land Declaration

Declaration date (DD/MM/YYYY) 19/08/2020

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application) 19/08/2020