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Site Address: 3-9, 11-17, 10-16 and 18-24 Padnell Avenue, Waterloooville  
Proposal: Removal of existing rear communal single timber doors and side panels and replacement with modern single aluminium doors and side panels.  
Application No: APP/19/00818                      Expiry Date: 22/10/2019  
Applicant: Mr Tucker  
                 The Guinness Partnership  
Agent: Mr Alex Palmer                      Case Officer: Selina Donophy  
                 Kendall Kingscott Ltd  
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

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## **1     Site Description**

The properties included as part of this application are two mid-rise, three storey blocks of social housing including numbers 3-9, 11-17, 10-16 and 18-24 located along the East and West side of Padnell Avenue. The area is mainly medium density, residential housing. The flats are prominent in appearance from the roadside, with off street parking.

## **2     Planning History**

APP/18/01014 - Proposed replacement balconies to elevations., PERM,11/12/2018

## **3     Proposal**

This proposal is for the removal of existing rear communal single glazed, timber doors and side panels and replacement with double glazed aluminium doors and side panels.

## **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

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5     Statutory and Non Statutory Consultations**

### **Crime Prevention -Minor Apps**

Having considered the application I have the following comments to make with reference to crime prevention.

To provide for the safety and security of residents and visitors, the doors and sidelights should be third party certified to one of the standards referenced within approved document Q of the building regulations.

## **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: 130

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b>       | <b>Officer Comment</b> |
|----------------------|------------------------|
| No comments received |                        |

**Summary:**

**Comment:**

## **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 This proposal is for the replacement of the existing rear and communal single glazed, timber doors with glass window side panels and wooden strutting with double glazed,

aluminium doors with glass side panels . These changes are proposed to the rear of the property, they would not be visible from the public domain and would not impact the character of the streetscene. The proposed doors have retained a similar design yet are deemed to upgrade and enhance the existing rear facade, the proposed aluminium door design is more hard wearing and modern than the existing wooden design.

The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). 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

- 7.4 The areas behind both of these buildings, and the proposed site of the replacement doors consist of parking areas which are screened by trees. This means any visibility from the rear is limited from neighbouring properties. The doors shall be in the same position as existing, so shall not increase any throughfare or create any issues surrounding access. Consequently, the proposed changes are not considered to be detrimental to the amenity of the streetscene, nor the surrounding properties.
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00818

(A)

(B) for the following reasons/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:

Site location and block plan no 190521 1100 P01 received 20.08.2019

Existing elevations no 190521 1300 P01 received 20.08.2019

Existing elevations no 190521 1301 P01 received 20.08.2019

Proposed elevations no 190521 1500 P01 received 20.08.2019

Proposed elevations no 190521 1500 P01 received 20.08.2019

**Reason:** - To ensure provision of a satisfactory development.