
Site Address:	Bellinger House, 3 Palk Road, Havant		
Proposal:	Demolition of existing multi-storey timber balconies (x7) and the construction of new powder-coated steel balconies (x7).		
Application No:	APP/20/00303	Expiry Date:	09/06/2020
Applicant:	Mr Welsh Vivid Housing Limited		
Agent:	Mr Temlett Rund Partnership Limited	Case Officer:	Lesley Wells
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the northern side of Palk Road built in 2004 - 2005. Bellinger House comprises a single block of 20 No. Flats arranged over two and three-storeys. The building is timber frame construction with a mixture of masonry external leaf and high-level render board panels. The multiple pitched roofs are finished with composite plain tiles.

Each flat has access to their own balcony, constructed entirely in timber, which are no longer considered safe by the Applicant's fire safety officer as detailed in the fire risk assessment.

The proposal would replace the existing multi/storey timber balconies (x 7) with new white powder-coated steel balconies (x 7)

2 Planning History

02/54528/008 - Demolition of existing building and erection of 20 new flats with associated car parking and access onto and improvements to Palk Road., S106,10/09/2003

02/54528/007 - Change of use from adult training centre to childrens nursery., WD,24/06/2002

99/54528/006 - Front & side extension., PERM,24/09/1999

98/54528/004 - Relief of Condition 1 Planning No. 96/54528/3 which required improvements to Palk Road., PERM,05/05/1998

98/54528/005 - Outline application for the demolition of existing training building and the construction of 8 terraced 3 bedroom dwelling houses with associated parking and new access onto Palk Road., REF,19/11/1998

96/54528/003 - Continued use of car park on land adjacent to premises, PERM,03/12/1996

91/54528/002 - Proposed car park on land adjacent to premises., ZHIS,12/07/1991

03/54528/009 - Construction of 12 No.1 bedroom flats. (Phase II)., WD,05/11/2003

04/54528/010 - Erection of a GRP enclosure to house a substation serving the flats permitted under 02/54528/008., PERM,22/09/2004

APP/19/01036 - Application for modification of S106 agreement dated 02/09/2003 for application 02/54528/008 in respect of definitions (introduction of a definition of a

Chargee) and Schedule (circumstances in which the affordable housing obligations are not to be binding on a Chargee)., WD,07/01/2020

3 Proposal

Demolition of existing multi-storey timber balconies (x7) and the construction of new powder-coated steel balconies (x7).

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

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest - St Faith's

No comment.

Councillor J Branson - St Faiths

No comment.

Councillor T Pike - St Faith's

Langstone Harbour Board - No Objection

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: 35

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

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None.	

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) Flooding

(i) Principle of development

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

The proposal would replace the existing wooden white balconies, which are in need of repair, with power-coated steelwork, with the floors to match existing. The ground floor balconies will have paving slabs.. The balconies would be replaced on the northern and southern elevations. Apart from the wooden balconies being in need of repairing they are also considered to be a potential fire hazard. The proposed balcony changes would not significantly impact on the character and appearance of the area, or the building itself.

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

The proposed change of materials for the balconies, which would be within the envelope of the building and replace existing balconies, would not have a significant impact on the visual amenity of residents of the flats or in the locality.

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.

(iv) Flooding

Part of the residential area is located within Flood Zone 2. The proposal is a direct replacement of existing balconies, with no increase in hardsurfacing or other built development. Therefore, there should be no increase in surface water discharge from the proposed works, or the development and the proposal would accord with Policy CS15 of the HBLP.

8 Conclusion

- 8.1 The design and appearance of the proposal would have limited and acceptable impact on the neighbours and the locality 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/20/00303 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:

Location Plan - Drawing No. 24026/001

Block Plan - Drawing No. 24026/002

Balcony Steelwork Detail - Drawing No. 19483-02 - Rev P1

Design and Access Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and email dated 27 May 2020.

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.