

Recommendation: **GRANT PERMISSION**

Replacement of painted timber single glazed windows and door with new white uPVC

double glazed windows & white powder coated aluminium doors. Replacement of painted timber soffit cladding & courtyard cladding with new white weatherboard in wood grain effect, incorporating masonry infill with white render finish to localised ground floor locations.

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

Building Control, Havant Borough Council
No Comment.

Councillor D Guest - St Faith's
No Comment.

Councillor J Branson - St Faiths
No Comment.

Councillor T Pike - St Faith's
No Comment.

Property Services Manager, Corporate Group
Response 1: 17 January 2020

No legal interest in the premises hence no comments from Property Services.

Response 2: 27 February 2020

I can confirm HBC have no legal interest in the Health Centre, Civic Centre Road, Havant and therefore have no comments on the proposal.

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: 9

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

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 proposed development involves the replacement of the existing painted timber single glazed windows and doors with new white uPVC double glazed windows and white powder coated aluminium doors. It would also involve the replacement of painted timber soffit cladding and courtyard cladding with new white weatherboard in wood grain effect, incorporating masonry infill with white render finish and brick outer leaf to localised ground floor locations.

7.4 The proposed development would change the appearance of Health Centre with new modernised materials. This is considered not to negatively impact the character and appearance of the area.

(iii) Impact upon residential amenity

7.5 The application site is within a cluster of services and facilities with some residential properties to the north and east. The proposed development only involves external alterations to the existing building therefore it would not have an adverse impact upon the residential amenity of the area.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01248

- 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 - 007

Site and Floor Plans - 001

Proposed North Elevation - 005 REV C

Proposed South Elevation - 006 REV C

Proposed West and East and Internal Courtyards 004 REV B

Reason: - To ensure provision of a satisfactory development.