
Site Address:	Fernwood House, 45-47 London Road, Cowplain, Waterlooville		
Proposal:	Replacement windows, doors and associated cladding, fascia and soffits.		
Application No:	APP/19/00975	Expiry Date:	22/11/2019
Applicant:	Mr Blackburn		
Agent:	Mr C Flint	Case Officer:	Selina Donophy
	Chris Flint Ass Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a flat roofed, two storey building located on the corner where London Road meets with Kings Road. The red lined application site relates to the first floor units 4-6, which were previously vacant former offices. This received permission for a change of use from class B1 (a) office use to C3 residential use via application APP/19/00533. Pedestrian access is taken via a side entrance off Kings Road. On the ground floor beneath the site are two retail units.

2 Planning History

GEN/19/00067 - Copy docs - 98/55478/1 - 92/57654/ADV - 94/54220/2 - 17208 - The original consent authorising the development of Fernwood House, 45 London Road, Cowplain, Waterlooville, PO8 8DH
, 07/02/2019

APP/19/00533 - Prior notification for change of use of first floor from class B1(a) office use to C3 residential use (8No 1 bed flats) subject to prior approval covering flooding, highways and transport issues and contamination., PAYA,03/07/2019

APP/14/00338 - Erection of second floor extension to provide 4No. apartments comprising of 1No. 3 bed, 2No. 2 bed and 1No. 1 bed apartment and external alterations to first floor., PERM,23/05/2014

3 Proposal

Replacement windows, doors and associated cladding, fascia and soffits. It is noted that in APP/19/00533 a blue line has been drawn on the location plan showing legal ownership of the building.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

None received

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: 17

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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

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 building forms an L shape at the rear where buildings 2 and 3 meet. The proposals on the South (rear) elevation include the addition of foretex cladding in light grey to the second storey adjacent to the balcony area. Previously there were 8 windows. These would be replaced with 6 windows and three white double glazed doors.

At the North elevation there is currently a lounge and grill restaurant on the ground floor, a row of small windows, followed by the entrance to fernwood house and a further retail unit. Cladding is proposed along the length of the building at second storey level, with light grey fascia and soffit plastic also running the length of the building at this elevation, above the window line. The ground floor level would remain as existing, however at second storey level the windows above the lounge and grill would be replaced with white double glazed windows, alongside those above the other retail unit.

The proposed changes to the West elevation include light grey cladding beneath the proposed replacement windows and the light grey fascia and soffit plastic above. There are currently 3 windows, which would be increased to 4.

The East elevation of the building fronts London Road and hosts two retail units including what was formerly Sorreno's pizza, which is now being refurbished for A1 use and Koop and Kraft (A3 use) on the ground floor. These units are comprised of glass shop frontage and facing brickwork and form part of a row of shops in this building. Only to the North Eastern end of the building have changes been proposed. There is an existing blue cladding situated beneath the row of second storey windows. Cladding is proposed to the second storey to replace this, with light grey fascia and soffit plastic above. The existing windows would be replaced with white double glazed windows, the number of which would be reduced from the existing 17 to proposed 20.

The proposed changes are deemed to improve the character of the building. Regarding the Eastern elevation specifically, the cladding is viewed as an upgrade to the existing worn blue cladding on the second storey element of the building, adjacent to the highway. The windows would remain in much the same positions, with the addition and removal of some of which are not deemed to have any significant impact upon the character of the building or the surrounding area.

(iii) Impact upon residential amenity

The proposed changes would have a largely visual impact as opposed to amenity impact. To the rear of the building is a car parking area and along Kings Road there are some properties overlooking the building, which is also the case along London Road. The proposed works are not considered to have any harmful impact upon residential amenity.

8 Conclusion

It is considered that the proposal will not appear overbearing or lead to overlooking and would have a 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).

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00975 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:

01 proposed elevations
02 existing elevations , block and location plans

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.

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.