Site Address:	50 - 108 Springwood Avenue, Waterlooville, PO7 8DZ		
Proposal:	Replacement of front and rear communal entrance doors.		
Application No:	APP/19/00141	Expiry Date:	01/04/2019
Applicant:	Ms Nonyelu The Guinness Partnership		
Agent:	Mr Price Kendall Kingscott	Case Officer:	Denise Sheath
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application sites consist of 5No. 3 storey blocks of flats constructed of brick and hung tiled roofs, there is communal parking area to the front of the properties, the boundary treatments treatments of the flats are picket fencing.

2 Planning History

None Relevant

3 Proposal

Replacement of front and rear communal entrance doors.

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

Developer Services, Southern Water
No Objections to the proposal

Property Services Manager, Corporate Group
Estates Team has no objections to 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: 43

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

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 proposed replacement of the communal front and rear entrance doors are visible from the public realm, they will be of the same height and width. The colour to be used will be of similar appearance as to the existing front and rear entrances. The development is therefore not considered to have a significant adverse impact on the character and appearance of the property or area.

(iii) Impact upon residential amenity

The effect upon the residential amenity would be minimal and have no negative effect on the residential amenity.

8 Conclusion

The resultant appearance would respect the context of the area and comply with Policy CS16. The proposal is therefore recommended for permission.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00141 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:
Application Form - Received 04 February 2019
Site Location Plan - Drawing No. 1101 P1 - Received 04 February 2019
Block Plan - Drawing No. 1103 P1 - Received 04 February 2019
Existing and Proposed Elevations - Drawing No. 0500 P1 - Received 04 February 2019
Email containing the Colour Specification to be used on the communal doors RAL3003 ruby red - Received 12 March 2019
Reason: - To ensure provision of a satisfactory development.