

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

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: 20

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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. The exterior brick work of the flats are in need of repair and external works that materially affect the external appearance of the block of flats require planning permission. The proposed application of external cladding and replacement stainless steel balconies would repair the facade and regenerate the appearance of the site and is supported in principle by Policy CS6.

(ii) Impact upon the character and appearance of the area

The basic profile of the flats would not change - the size of the balconies would remain the same and be simplified to three clear glass panels within stainless steel surrounds, replicating the proportions of the triple windows behind. The entire southern front facade would be clad in Fortex Misty Grey UPVC cladding which is an appropriate textured pale grey tone. The side eastern elevation would be clad on the upper floors with the brick remaining at ground floor.

Within this mixed seafront location where materials vary, the pale grey is considered visually appropriate. The vertical emphasis of the cladding will continue the white cladding on the linked curved building. Overall the simple grey colour scheme with stainless steel balconies is considered traditional and appropriate to the mixed character and appearance of the seafront area and would result in a visual improvement to the front facade of this development in a prominent location. The proposal is therefore considered to represent an enhancement to the appearance of the area, and thus compliant with Policy CS16.

(iii) Impact upon residential amenity

The proposed repair works would have no adverse impact on the amenity of neighbouring residents, but arguably their outlook would be improved from the refurbishment works proposed.

8 **Conclusion**

The physical regeneration and external improvements of this site is supported by Policy CS6 and the resultant appearance would respect the context of the area and comply with Policy CS16. The proposal is therefore recommended for permission.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00633 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:
1:1250 Location Plan
1:200 Block Plan
Amended Proposed Elevations - dated 20 July 2018
Reason: - To ensure provision of a satisfactory development.