
Site Address: 29-43 Froxfield Road, Havant, PO9 5PN
Proposal: Removal of external tile hanging, replacement UPVC windows, external wall insulation, fascia cladding to all elevations, render to front elevation, insulation to flat roof including raising of roof level by 150mm and new close board fencing.
Application No: APP/18/00010 Expiry Date: 29/03/2018
Applicant: Portsmouth City Council
Agent: Mr Jones Case Officer: Tina Pickup
 Portsmouth City Council
Ward: Bondfields

Recommendation: **GRANT PERMISSION**

1 Site Description

This application relates to a four storey flat roofed block of flats built in the 1960's as part of Portsmouth City Councils post-war house building scheme. The site is in a prominent location at an elevated position on a corner in Froxfield Road. To the rear is an area of Open Space with some mature trees. There is a small parking area accessed to the eastern side of the flats. The area is characterised by high density residential development with a mix of further flats and terraced and semi-detached properties in the vicinity.

The external finish of the blocks of flats includes pale bricks, dark red/brown tile hanging, white parapet/bargeboard and windows. As an older style development the site is tired and windows, thermal properties etc have come to an end of their serviceable life. The eastern, Froxfield Road boundary currently comprises a low wall with picket fencing set inside.

2 Planning History

None relevant

3 Proposal

Removal of external tile hanging, replacement UPVC windows, external wall insulation, fascia cladding to all elevations, render to front elevation, insulation to flat roof including raising of roof level by 150mm and new close board fencing.

The proposal is part of a refurbishment programme for 8 similar blocks of flats within the local area. External works that materially affect the external appearance of the block of flats require planning permission and include: replacement windows; improvements to thermal performance of the building through the removal of the tile hanging and application of external insulation with a coloured render applied (approx increase in 200mm depth); additional insulation to the roof with resultant 150mm increase in height and fascia board; external services will be hidden. A 1.4m high close boarded fence is also proposed for the eastern Froxfield Road boundary.

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)
CS6 (Regeneration of the Borough)

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: 14

Number of site notices: Not applicable.

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 physical regeneration of the site through the external refurbishment works 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 proposed 150mm increase of the roof would be indiscernible and non-material. The proposed colour of the external materials have been confirmed as follows:

Front Render - K-render in Limestone White or similar white
Fascia Board - Cembrit Cladding in Pearl
Windows - white UPVC with slightly different opening mullions and bars
Fencing - 1.4m high close boarded dark brown timber panels with concrete posts and barge boards

The replacement boundary fencing would replace at a similar height the existing picket style fence and not be materially different or visually intrusive in the street scene.

The simple white and pearl colour scheme is traditional and appropriate to the character and appearance of the area. Overall the proposed external works 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 refurbishment 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/18/00010 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:
Design & Access Statement December 2017
Site Location and Block Plan DWG No: PLAN AR01
Existing and Proposed Elevations DWG No: PLAN AR02 Rev A
Floor and Boundary Plans DWG No: PLAN ARB09 Rev A
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as specified in the submission as follows:
Front Render - K-render in Limestone White or similar white
Fascia Board - Cembrit Cladding in Pearl
Windows - white UPVC
Fencing - 1.4m dark brown timber panels

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.