
Site Address:	Arthur Kille House, Gordon Road, Waterloooville		
Proposal:	Replacement balconies.		
Application No:	APP/18/00609	Expiry Date:	21/08/2018
Applicant:	The Guinness Partnership		
	The Guinness Partnership		
Agent:	Mr Palmer	Case Officer:	Karen Wooden
	Kendall Kingscott		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located to the north west of Gordon Road in Waterloooville, and consists of a purpose built three storey block of flats, with balconies to the north western and south eastern elevations. The building has a flat roof and elevations of red multibrick.
- 1.2 The surrounding area is predominantly residential consisting of two storey terraced and semi detached properties.

2 Planning History

98/54215/001 - Application for determination whether prior approval is required for the erection of 3 dual polar antennae mounted on the plant room, and an equipment cabinet located at ground level, PARR,05/10/1998

98/54215/000 - Application for determination whether prior approval is required for the erection of 6 no. pole mounted antennae, 3 no. 600mm pole mounted dish antennae, equipment cabinets at ground level and ancillary development, PPNR,31/07/1998

3 Proposal

- 3.1 The proposal is for the replacement of the panels and metalwork to the existing balconies.

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

- 5.1 No consultations were required for this applicaiton.

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: 71

Number of site notices: 1

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 design and appearance of the proposed alterations are deemed to be an improvement to the external appearance of the existing building, and are considered to be acceptable, meeting the requirements of policy CS16 of the Havant Borough Local Plan (Core Strategy).

- (iii) Impact upon residential amenity

- 7.4 The proposed works would result in a modest modification to the external appearance of the building and it is therefore considered the visual impact would be minimal. It is not considered that the proposed alterations would be detrimental to the amenities of the occupiers of neighbouring properties in the surrounding area, meeting the requirements of section 1e) of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00609 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:
Site location plan - 170656 L(0)01
Block plan - 170656 L(0)02
Proposed elevations and plan - 170656 L(2)02
Existing elevations - 170656 L(0)03
Proposed elevations - 170656 L(2)01
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, with the panels being 8mm Trespa Meteon panels - colour ref Trespa A28.2.1 - Aquamarine, unless the Local Planning Authority gives prior written approval for any variation.
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.