
Site Address:	1-6 Braxell Lawn, Havant, PO9 4QA		
Proposal:	Refurbishment and improvement works to existing blocks of flats including raising of roof level by 200mm.		
Application No:	APP/17/01356	Expiry Date:	14/02/2018
Applicant:	Mr Hill		
	Portsmouth City Council		
Agent:	Mr Leggett	Case Officer:	Tina Pickup
	Portsmouth City Council		
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application and APP/17/01357 relate to two detached, three storey flat roofed blocks of flats built in the 1960's. They are sited adjacent each other and within a shared grassed amenity area. The southern most block is 1-6 Braxell Lawn (APP/17/01356); whilst the northern block is 7 to 12 Braxell Lawn (APP/17/01357). The overall site fronts Warnford Crescent and a turning area/small cul-de-sac off. Vehicular access can also be gained via Sunwood Road and there are pedestrian footpaths around the perimeter of the site. To the north, east and south are medium density two storey residential dwellings.

The external finish of the blocks of flats includes dark bricks, panels of pebble dash render, white parapet/bargeboard and windows with pale blue panels beneath the windows. There are balconies with pale blue balustrading and opaque infill panels. A low timber picket style fence bounds the north, eastern and southern perimeter, with 2m high railings on the western boundary. There are two detached outbuildings within the curtilage of the site containing bin stores and sheds for each of the 12 flats.

As an older style development the site is tired and in poor condition.

2 Planning History

No recent relevant planning history

3 Proposal

Refurbishment and improvement works to existing blocks of flats including raising of roof level by 200mm.

The submission states that the existing flat roof leaks and does not drain properly with water pooling; the pebble dash has reached the end of its design life; the balcony balustrades are in poor condition; and concrete cills have cracked etc. Therefore it is proposed to refurbish both buildings - the elements that would materially affect the external appearance of the block of flats and thus require planning permission include: a new tapered roof covering that will result in a 200mm increase in height; replace the pebble dash with through colour render; balcony balustrades and panels replaced; replacement 1.2m high boundary fencing

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)
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

Engineering Services, Havant Council

No drainage observations

Environment Agency

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: 34

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

(iv) Flood risk

(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 200mm increase and taper of the roof would be indiscernible and non-material. The proposed colour of the external materials have been confirmed as follows:

Balustrade railings - brushed stainless steel
Balcony panels - Trespa panels in Brooklyn Aluminium (ie a pale grey)
Render areas - K-render in Polar White (an off-white/very pale cream)
New Fascia Board for the parapet - White UPVC

These are traditional colours and similar to existing - they would be appropriate to the character and appearance of the area. The existing boundary timber picket fencing would be replaced with 1.2m high railings; and the anti climb mesh fencing between the two blocks would be replaced with 2m high Euroguard mesh style fencing in black. Overall the proposed works would result in a visual improvement and tidy up of the site, and are considered in keeping with the appearance of the area, and thus compliant with Policy CS16.

(iii) Impact upon residential amenity

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

(iv) Flood risk

The site falls within Flood Zone 2 and 3 where new residential development would be restricted. However, as an existing block of flats with no change to the internal layouts and only external refurbishment works proposed, there would be no change to flood risk to existing occupiers.

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/17/01356

(A) 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 DWG No: 001 Rev 0
1:500 Location Plan DWG No: 002 Rev 0
Boundaries Plan DWG No: 004 Rev 0
East Elevation DWG No: 008 Rev 0
North Elevation DWG No: 009 Rev 0
West Elevation DWG No: 010 Rev 0
North Elevation (Rear) DWG No: 011 Rev 0
South Elevation DWG No: 012 Rev 0
Boundaries Plan DWG No: 016 Rev 0
East Elevation DWG No: 023 Rev 0

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as specified in emails dated 29th January 2018 as follows:

Balustrade railings - brushed stainless steel
Balcony panels - Trespa panels in Brooklyn Aluminium
Render areas - K-rend in Polar White
New Fascia Board for the parapet - White UPVC

Any variation to this shall first be agreed in writing by the Local Planning Authority.

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.