

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	James	Surname:	Hill
Company name:	Portsmouth City Council				
Street address:	Civic Offices				
	Guildhall Square				
Telephone number:					
Mobile number:					
Town/City:	Portsmouth				
Fax number:					
Country:	Hampshire				
Email address:					
Postcode:	PO1 2AY				
Are you an agent acting on behalf of the applicant?					
☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Patrick	Surname:	Leggett
Company name:	Portsmouth City Council				
Street address:	Mezzanine, Somerstown Central				
	Tyseley Road				
Telephone number:	02392606352				
Mobile number:					
Town/City:	Portsmouth				
Fax number:					
Country:	Hampshire				
Email address:					
Postcode:	PO5 4EZ				

3. Description of the Proposal

Please describe the proposed development including any change of use:

Refurbishment and improvement works to existing blocks of flats. The blocks to be developed are 7-12 Braxell Lawn. The project is planned maintenance work only and does not propose to change the use of the property.

Has the building, work or change of use already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	7-12		
Street address:	Braxell Lawn		
Town/City:	HAVANT		
Postcode:	PO9 4QA		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	470633
Northing:	108509

Description:

The site comprises of two identical, traditionally constructed, three storey blocks of residential flats. 7-12 Braxell Lawn is located at the north side of the site. The dwelling flats are accessed internally via a central communal stairwell, formed as part of the main building. There are two flats at each level, with each block containing six residential dwellings. The blocks are located within a site enclosed by Warnford Crescent and an access road at the rear side leading to Sunwood Road and Middle Park Way.

The blocks are used for social and private housing with 12no. separate dwelling units (6no. in Braxell Lawn (1-6), 6no. in Braxell Lawn (7-12). There are two detached outbuildings within the curtilage of the site serving the individual blocks. These outbuildings contain a bin store and individual sheds linked to each dwelling. There are 10 Portsmouth City Council tenants and 2 leaseholders (no.3 and no.6 Braxell Lawn).

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:		First name:		Surname:	
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Reference:	
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Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

That the two blocks, 1-6 Braxell Lawn and 7-12 Braxell Lawn, need to have separate applications despite being located on the same land. However, it was accepted that the applications could be duplicated.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☒ Yes ☐ No

If Yes, please provide details:

Existing bin store areas

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Boundary Treatments - description:

Description of *existing* materials and finishes:

Timber picket fencing and timber panel fencing.

Description of *proposed* materials and finishes:

Replacement of timber picket fencing with 1200mm bow top powder coated railings and replacement of timber panel fencing with anti-climb mesh fencing.

Roof - description:

Description of *existing* materials and finishes:

Uninsulated liquid plastic covering on flat roof with inadequate drainage falls

Description of *proposed* materials and finishes:

IKO felt roof system with tapered insulation to provide adequate drainage falls and upgrade thermal performance to current regulations.

Walls - description:

Description of *existing* materials and finishes:

Cement based pebble dash render, timber stud panelled areas with smooth render finish and clay brickwork with cement based mortar. Parapets clad in uPVC shiplap cladding.

Description of *proposed* materials and finishes:

K Rend K1 render to replace the existing pebble dash render, insulated render system with the same K Rend K1 finish to be flush with the replaced render, no change to brickwork. The parapets will be reduced at the lower levels and raised at the higher levels to allow for adequate drainage. Shiplap cladding to be adjusted to continue aesthetic. Please refer to elevation drawings.

OTHER - description:

Type of other material: Rainwater goods and balconies

Description of *existing* materials and finishes:

Defective parapet gutters and internal cast iron downpipes. Existing balcony balustrades comprise of corroding painted steel form work with Georgian glazed infill panels.

Description of *proposed* materials and finishes:

New external uPVC rainwater drainage system including gutters, downpipes and associated items. New drainage runs to existing rainwater sewer. Balcony balustrades to be replaced with stainless steel rails and Trespa infill panels.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

001 PL Site Location Plan 1-1250
002 PL Site Location Plan 1-500
008 PL 7-12 East Elevation 1-100
009 PL 7-12 North Elevation 1-100
010 PL 7-12 West Elevation 1-100
011 PL 7-12 North Elevation 1-100
012 PL 7-12 South Elevation 1-100
014 PL 7-12 Proposed Drainage 1-100
015 PL Boundaries 1-100
016 PL Boundaries Plan 1-250
Design and Access Statement - Braxell Lawn

10. Vehicle Parking

No Vehicle Parking details were submitted for this application

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	☐
Septic tank	☐	Cess pit	☐	Other	☐

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

014 PL 7-12 Proposed Drainage 1-100

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☒ Yes ☐ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Social residential dwellings

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

14. Existing Use

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

17. Residential Units

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No

19. Employment

No Employment details were submitted for this application

20. Hours of Opening

No Hours of Opening details were submitted for this application

21. Site Area

What is the site area? sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development? ☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ☐ Yes ☒ No

23. Hazardous Substances

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding (*"agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act*).

Title: First name: Surname:

Person role: Declaration date: ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/ drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date