

# DELEGATED OFFICER REPORT

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**APPLICATION REFERENCE:** APP/24/00837

**APPLICATION TYPE:** Full Planning Permission

**PROPOSAL:** Works to improve the energy efficiency of an existing council house including the application of an external wall insulation system, replacement of existing windows, and replacement of existing entrance canopies with a new GRP canopy to eliminate thermal bridges.

**SITE ADDRESS:** 239 Purbrook Way, Havant, PO9 3RX

**AGENT DETAILS:** HNBS

**APPLICANT DETAILS:** HNBS

**CASE OFFICER:** Denise Sheath

**TARGET DATE FOR DECISION:** 06/12/2024

**RECOMMENDATION: GRANT PERMISSION**

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## 1 **Site Description**

239 Purbrook Way, Havant, is a two storey semi detached property, located on the corner of both Purbrook Way and Barncroft Way. The existing materials to the property at present consists of a render within a concrete rendered canopy above the front entrance door.

## 2 **Planning History**

52/02094 - for the erection of 420 Wimpey Houses. 22/12/1952

## 3 **Proposal**

Works to improve the energy efficiency of an existing council house including the application of an external wall insulation system, replacement of existing windows, and replacement of existing entrance canopies with a new GRP canopy to eliminate thermal bridges.

## 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

CS14 (Efficient Use of Resources)

CS16 (High Quality Design)

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**

Not required

## **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: 17

Number of site notices: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 The main reason for the proposed rendering of the property is to improve its energy efficiency. This would be achieved by the insulation of the exterior of the property which would then be rendered, which would improve the quality of living standards for the occupants.

7.4 As to the first part of the proposal this seeks to insulate and silicon render all the external elevations. The proposed external render will remain white in colour. It is not considered the external insulation and silicon rendering of this property within Purbrook Way would have a harmful impact upon the visual amenities of the streetscene.

It is noted that the majority of the properties within Purbrook Way are externally rendered in varying colours.

7.5 The second element of the proposal is to replace the existing entrance canopy with GRP canopies. It is not considered the proposed replacement canopy would have a harmful impact upon the visual character of the streetscene.

7.6 The final element of the proposal is to replace the existing UPVC windows with new UPVC windows. It is not considered the proposed replacement windows would have a harmful impact upon the visual character of the streetscene.

- 7.7 All of the proposed alterations are considered to revitalise the external appearance of the property subject to this application.

(iii) Impact upon residential amenity

- 7.8 It is considered that the proposed external alterations to No. 239 Purbrook Way would not appear overbearing or lead to a loss of light, outlook or create any additional loss privacy or overlooking. The proposals would therefore have a limited and acceptable impact on the neighbouring properties immediately adjacent, opposite and to the rear of the application meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received in relation to the proposed works.

(iv) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

## 8 Conclusion

- 8.1 The proposed development is acceptable in principle, improving the energy efficiency of the property and is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis the proposal accords with the development plan as a whole and conditional planning permission is recommended.

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## 9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00837 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:

Location Plan - Drawing No. 3810-1009-P1 - Received 11 October 2024

Block Plan - Drawing No. 3810-1114-P1 - Received 11 October 2024

Proposed Elevations - Drawing No. 3810-1317-P1 - Received 11 October 2024

Proposed 3D Views - Drawing No. 3810-1318-P1 - Received 11 October 2024

**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, or shall match, in type, colour and texture, those of the existing building so far as practicable.

**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.