

Site Address:	Fernwood House, 45-47 London Road, Cowplain, Waterlooville		
Proposal:	Change of cladding to all elevations of the building and use of same cladding for 2nd floor new development under construction. Change of juliet balconies to second floor to balcony/terraced areas.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00625	Expiry Date:	15/10/2024
Applicant:	Mr Blackburn		
Agent:	Mr C Flint	Case Officer:	Tina Pickup
	Chris Flint Ass Ltd		
Ward:	Hart Plain		
Recommendation:	GRANT PERMISSION		

- 1.1 The application site relates to a mixed use, flat roofed building located on the corner of London Road with Kings Road, known as Fernwood House. The red lined application site relates to the whole of the site ie all units 1- 6 including upper floors above, rear service and parking area and frontage forecourt. Vehicular access is taken off Kings Road, serving a rear parking area.
- 1.2 The ground floor of the site is in commercial use, with a mix of Class E users including restaurant Koop+Kraft, double glazing showroom, estate agents etc. The first floor previously comprised a mix of 3 flats and offices. Following a complex planning history, retrospective planning permission was granted in March 2020 under ref APP/19/01230 for the conversion of the first floor offices to form 8 x 1 bedroom flats with associated refuse and cycle stores and parking. That scheme has now been implemented and occupied. The first floor had been finished in horizontal grey cladding as part of that development.
- 1.3 Planning permission was then granted under APP/20/00314 for the addition of a second floor above the majority of the frontage flat roof, to create 6 flats. Then permission was granted for a further 2 flats on the second floor under APP/21/00543. The combined permissions of APP/20/00314 and APP/21/00543 for 8 flats have now been commenced and are nearly complete, making the building three stories high. Conditions on these permissions also required the provision of a landscaping scheme for the site frontage, providing trees and benches, which is understood to have commenced on site.
- 1.4 This application relates to both the first and second floor in so far as it seeks permission to change the grey cladding previously used on the first floor to a vertical teak brown cladding to match that being used on the new second floor. It also seeks to change the previously approved Juliet balconies on the second floor to balcony/terrace areas.
- 1.5 The site is located within the Cowplain District Centre and within the Secondary Frontage.

2 Relevant Planning History

APP/14/00336 - Prior notification for change of use from class B1(a) office use to C3 residential use subject to prior approval covering flooding, highways and transport issues and contamination., PAYA,22/05/2014

APP/19/00533 - Prior notification for change of use of first floor from class B1(a) office use to C3 residential use (8No 1 bed flats) subject to prior approval covering flooding, highways and transport issues and contamination., PAYA,02/12/2019 11:54:45

APP/19/00975 - Replacement windows, doors and associated cladding, fascia and soffits., PERM,22/11/2019

APP/14/00338 - Erection of second floor extension to provide 4No. apartments comprising of 1No. 3 bed, 2No. 2 bed and 1No. 1 bed apartment and external alterations to first floor., PERM,23/05/2014

APP/19/01230 - Retrospective application for conversion of first floor to form 8 x 1 bedroom flats with associated refuse and cycle stores and parking. (9.3.20). Request to discharge condition 2 (Ref 25.9.20). Request to discharge condition 2 (30.9.20) [Note: Grampian Condition applies, contact LPA for details], PERM,09/03/2020

APP/20/00314 - Second floor extension to form 2 x 2 bedroom and 6 x 1 bedroom flats with associated refuse and cycle stores, landscaping and parking. (Resubmission). (Approved 17.12.2020). Request to discharge condition No/s 3, 4 and 5 (received 05.05.2021)., PERM,17/12/2020

APP/21/00543 - Second Floor Extension to form 2 flats (1No. one bed and 1No. 2 bed) with associated refuse and cycle stores (Approved 21.01.2022). Request to Discharge Condition No. 5 (7.09.2023)., PERM,21/01/2022

3 Proposal

Change of cladding to all elevations of the building and use of same cladding for 2nd floor new development under construction. Change of juliet balconies to second floor to balcony/terraced areas.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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**

Building Control

Building Control have no comments about this change

Councillor Ann Briggs

None received

Councillor E Shimbart - Hart Plain

None received

Councillor James Blades

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: 32

Number of site notices: 2

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Whilst I think the cladding of all elevations is a good thing, I cannot believe this extra floor has been allowed ! It will lose privacy for overlooked properties, the fact there is balconies that can open will give rise to increased noise, and likelihood of litter below. Which has been bad enough with the builders makeshift enclosure on the footpath which is continually untidy and a definite eyesore. In fact I do not ever receive any prior notice of this application !! This has not added to an already ailing village, but made it worse quite frankly.	Noted - see section 7 Builders store & associated alleged mess a temporary situation
I am going to loose even more privacy than I already have, To be honest I'm amazed you let them build 5 flats with Juliet balconies that completely overlook my garden. Not really sure how this was allowed but it's happened now.	

I don't really care about the extra cladding and the 90% of the proposed terraced balconies as they won't effect me but the one next to my house I do have an issue with as people will be smoking on the balcony and starring straight into property which will be a complete loss of privacy.	Noted - and a side privacy screen at 1.7m high been added to the affected side - see section 7 below
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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) Biodiversity Net Gain (BNG)

(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 With respect to the change in colour of cladding for the first floor, it is proposed to use Classic Composite Cladding in teak, laid vertically. This would match the second floor and blend better with the original buff coloured bricks of the main building, still evident on the ground floor and at the southern end of the first floor. It is considered the change would result in a more cohesive external appearance that would improve the visual amenity of the building and its presence in the street scene.

7.4 The proposed balcony railings would be set off the roof edge by 40mm and up at second floor level would only be obliquely visible from street level. The 1.1m high balustrades would be of a simple glass construction that would be unobtrusive and light weight in appearance. Therefore its addition is not considered to be harmful to the visual appearance of the building as a whole, nor impact the character of the area. As such both aspects of the proposal are considered to respect the character and appearance of the area and compliant with policy CS16 of the Havant Borough Core Strategy, 2011.

(iii) Impact upon residential amenity

7.5 The balconies would be outside each of flats 9 to 14 on the north and east elevations. They would be relatively shallow - those along the east elevation would only be 800mm deep, whilst the corner flat the balcony on the north side would be up to 2m deep. Most would be too small for social gatherings and associated noise, but would allow future residents of the flats access to small outside spaces, improving their amenity.

- 7.6 The main balustrades would be 1.1m high, but to minimise the potential for overlooking, there would be dividing 1.7m high screens between each balcony, and during the course of determining this application a 1.7m high privacy screen has been added to the southern end, to minimise any direct overlooking down into the upper floor flat adjacent.
- 7.7 Overall it is considered that there would be minimal impact on neighbouring amenity from overlooking, loss of privacy and noise, and the amenity of future occupiers would be improved. As such it considered that the proposal complies with the aims of policy CS16 of the Havant Borough Core Strategy 2011.

(iv) Biodiversity Net Gain (BNG)

- 7.8 The proposed development only affects upper floors on an existing building and there would be no loss of on-site habitat. It is therefore considered that the development would be exempt from BNG as it would be de minimis.

8 Conclusion

- 8.1 The proposed alterations to the building from changed cladding and the addition of balconies, is acceptable in principle, 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 it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00625 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 and Block Plan - Drawing Number P1
Proposed Floor Plans - Drawing Number P1
Proposed Elevations - Balconies & Cladding - Drawing Number P1 Rev 01
Section Detail - Drawing Number S1
Lucideon Load Testing Report
Cladding Fire Test Certificate
Email Chris Flint Associates Ltd confirming Cladding Colour dated 01/11/2024

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used for the cladding and balconies shall be as indicated on the submitted forms and hereby approved plans and details, unless otherwise agreed in writing with 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.

- 4 Privacy screens of a minimum of 1.7m in height shall be provided between each flat and at both the southern and north-western end of the row of hereby approved balconies prior to the first occupation of each flat, and retained as such thereafter. The screens shall comprise frosted glass that provides a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 (or equivalent).

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.