Site Address:	Properties (5, 6, 7, 8, 16, 20, 24, 26 & 50) on, Well Meadow, Havant		
Proposal:	Facade cladding and glazing replacements to front and rear elevations. Facade structural frame and roof strengthening works.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00963	Expiry Date:	25/11/2022
Applicant:	Ms Gamlin The Guinness Partnership		
Agent:	Mr Palmer Kendall Kingscott Ltd	Case Officer:	Tina Pickup
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

The red lined application site relates to several residential curtilages within Well Meadow, Havant - namely numbers 5, 6, 7, 8, 16, 20, 24, 26 and 50. These properties are owned and managed by the applicant, The Guinness Partnership, and the application proposes external refurbishment works to these dwellings.

The application dwellings currently comprise terraced, two storey dwellings, with shallow pitched roofs and numbers 5, 7 & 50 currently have buff and pale green panels; numbers 6, 8 and 16 have green tile hanging; and numbers 20, 24 & 26 have white cladding. The cul-de-sac is made up of a series of similar terraces, each terrace originally of the same design and materials, largely being dark brick with white horizontal cladding, but now interspersed by individual variations.

2 Planning History

None relevant

3 Proposal

Facade cladding and glazing replacements to front and rear elevations. Facade structural frame and roof strengthening works.

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
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
n/a

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control
This work would need Building Regulation consent

Compliance with Approved Document A, B and L for instance would be sought

Property Services Manager
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: 23

Number of site notices: 3

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I'm all for it but does it mean that our rents going to go up.	Not a planning matter

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) Appropriateness of design and impact on the character of the area

7.3 The application properties are located in a relatively high density residential area with each terrace originally having similar materials and cohesive external appearance. But over time individual properties have been upgraded and altered and as such the area is now visually more mixed. The proposed alterations would retain the window and door opening sizes and proportions, but renew frames with white UPVC and white composite doors; and new fascias and soffit boards would be white with new black rainwater goods. All of the properties would have renewed horizontal cement lap weatherboard cladding in cream white.

7.4 These external refurbishment works proposed use traditional materials of a neutral colour which would visually blend with the appearance of the area. The upgrade in finishes of the properties would only visually enhance the streetscene and character and appearance of the area, which is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

7.5 There would be no adverse impact on neighbours amenity from the proposed external refurbishment works - the properties are not being enlarged. All existing bathroom and cloakrooms windows would be renewed with obscure glass to maintain existing levels of privacy.

7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

8.1 The proposed external refurbishment works to the application properties would visually improve the appearance of the street scene and have limited and acceptable impact on the neighbours, and is therefore considered to be appropriate and recommended for approval.

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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00963 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 - Drawing Number 220324-0530-P1
House Type Identification Plan - Drawing Number 220324-0531-P1
Existing and Proposed Floor Plans (House Type A) - Drawing Number 220324-0532-P1
Existing and Proposed Floor Plans (House Type B) - Drawing Number 220324-0534-P1
Existing and Proposed Floor Plans (House Type C) - Drawing Number 220324-0536-P1
Existing and Proposed Elevations (House Type A) - Drawing Number 220324-0533-P1
Existing and Proposed Elevations (House Type B) - Drawing Number 220324-0535-P1
Existing and Proposed Elevations (House Type C) - Drawing Number 220324-0537-P1

Reason: To ensure provision of a satisfactory development.