

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2016
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS6 (Regeneration of the Borough)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E1* (High quality design)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Building Regulations Application required. External cladding should comply with Approved Document B requirements.

Councillor Alex Rennie

No comments received.

Councillor Richard Stone

No comments received.

Developer Services, Southern Water

Southern Water have no objection for the above proposal. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk

Email at: SouthernWaterPlanning@southernwater.co.uk

Environmental Health Manager, Community Group

I have no adverse comments to make on this application but would ask that informatives be added to any positive decision notice, if consent is to be granted.

Landscape Team, Havant Borough Council

From a landscape perspective we have no adverse comments in relation to this application.

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: 25

Number of site notices: One

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) 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. The physical regeneration of the site through the external refurbishment works is supported in principle by Policy CS6. The principle of the proposed development has been considered acceptable through the previous application approved under APP/18/00010. This assessment is made against the planning policy in place at the time of writing.

(ii) Impact upon the character and appearance of the area

7.3 The basic profile of the flats would not change - the proposed 150mm increase of the roof would be indiscernible and non-material. The proposed colours of the external materials have been confirmed as follows:

- Front Render - K-rend in Limestone White or similar white coloured render
- Fascia Board - Cembrit Cembonit Rainscreen Cladding in Pearl
- Windows - white UPVC with slightly different opening mullions and bars

7.4 No visual amenity concerns would be raised through the proposed removal and replacement of the existing close-boarded fencing, with a similar style fencing type at 1.8m in height, within the same location.

7.5 The simple white and pearl colour scheme is traditional and appropriate to the character and appearance of the area. Overall, the proposed external works would result in a visual improvement to the front facade of this development in a prominent location. The proposal is therefore considered to represent an enhancement to the appearance of the area, and thus compliant with Policy CS6 and CS16.

(iii) Impact upon residential amenity

- 7.6 The proposed refurbishment works would have no adverse impact on the existing level of residential amenity enjoyed by the occupiers of 29-43 Froxfield Road, nor the surrounding neighbours. In contrast, post refurbishment the living standards for the residents would be greatly improved, and the visual outlook for the surrounding neighbouring dwellings would also be significantly enhanced.

8 Conclusion

- 8.1 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/21/00958, 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:

Design & Access Statement August 2021 - received 16 Sept 2021
Site Location and Block Plan DWG No: PLAN AR01 - received 16 Sept 2021
Existing and Proposed Elevations DWG No: WL15 Rev B - received 20 Sept 2021
Floor Plans and Details DWG No: WL16 Rev A - received 11 Nov 2021

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as specified in the submission as follows:

Front Render - K-render in Limestone White or similar white coloured render
Fascia Board and Soffits - Cembrit Cembonit Rainscreen Cladding in Pearl
Windows - white double glazed UPVC windows

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.