

Recommendation: **GRANT PERMISSION**

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: 26

Number of site notices: At least one site notice exists - check the number.

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

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

7.2 The proposal is to replace the existing communal timber entrance doors which are located to the rear of the building, due to their location they would be partially visible from the public realm. The replacement doors will be aluminium framed, with clear glazing, red in colour to match the existing elevation B entrance door and the height and width and would be the same as the existing. The development is therefore not considered to have a significant adverse impact on the character and appearance of the property or area.

(iii) Impact upon residential amenity

7.3 The effect upon the residential amenity would be minimal and have no negative effect on the residential amenity.

8 Conclusion

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/21/00912 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:

Application Form - Received 06 August 2021

Location Plan and Block Plans - Drawing No. 1100 P1 - Received 06 August 2021

Site Plan and Existing and Proposed Door Replacement Plan - Drawing No. 1500 P1 - Received 06 August 2021

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.