
Site Address: 3-10 Norton Close, Waterlooville, PO7 7AG
Proposal: Replacement of existing timber frame entrance doors to communal staircase located to the rear of the property, to provide new replacement security aluminum frame entrance doors.
Application No: APP/21/00316 Expiry Date: 04/06/2021
Applicant: The Guinness Partnership
Agent: Mr A Palmer Case Officer: Denise Sheath
 Kendall Kingscott
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of 2No. attached two storey blocks of flats constructed of brick and hung tiled roofs, the flats have a communal area to the rear for the residents, the rear boundary treatment consists of 2m close boarded wooden fencing, the boundary treatment to the front of the flats consists of different styles of wooden fencing fronting Norton Close.

2 Planning History

None relevant

3 Proposal

Replacement of existing timber frame entrance doors to communal staircase located to the rear of the property, to provide new replacement security aluminum frame entrance doors.

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)

Submission Version Havant Local Plan

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

5 **Statutory and Non Statutory Consultations**

Southern Gas Networks - stage 1

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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: 20

Number of site notices: 1

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
- (iv) Southern Gas

(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

The proposal is to replace the communal front entrance doors which are located to the rear of the building, due to their location they would not be readily visible from the public realm. The replacement doors will be aluminium framed, with clear glazing 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

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

(iv) Southern Gas

Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

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/21/00316 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 09 March 2021

Site and Location Plan - Drawing No. 0500-P1 - Received 09 March 2021

Site Plan, Existing and Proposed Elevations - Drawing No. 0501-P1 -
Received 09 March 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.