

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control

No Comment.

Councillor Alex Rennie

No Comment.

Councillor Richard Stone

No Comment.

Property Services Manager

No Comment.

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: 201

Number of site notices: Not applicable.

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

7.1 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 proposed works would involve the installation of new windows, screens, doors, balcony and perimeter fence panels on the ten-storey residential towers, Chichester House, Langstone House and Solent House.

7.3 The proposal is to install new windows and doors to all three houses. All railings and coloured panels would be in 'teal' (RAL 5021), 'blue' (RAL 5019) and 'green' (RAL 6000). This is considered to improve the aesthetic of the houses. New powder coated non-combustible aluminium balcony panels would match the colours used across the towers. This is considered to be of an acceptable design.

7.4 New aluminium double glazed windows, screens, balcony doors and entrance doors will be installed replacing the existing fenestration with a grey (RAL 7037). Each balcony soffit is to be painted in a colour to match its corresponding balcony panel colour.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.6 The proposed works are only external alterations and as a result not considered to have an adverse impact upon residential amenity.

8 **Conclusion**

8.1 The design of the proposal would have limited and acceptable impact on the character of the area and neighbours, therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01156

- 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 - 28108 PD100

Site Block Plan - 28108 PD101

Tower Block Visuals - 28108 PD201

Proposed Entrances for Chichester House - 28108 PD202

Proposed Entrances for Langstone House - 28108 PD203

Proposed Entrances for Solent House - 28108 PD204

Design and Access Statement - 28108 PD620

Solent South and East Proposed Render Elevations - 28108 PD117A

Solent North and West Proposed Render Elevations - 28108 PD118A

Chichester South and East Proposed Render Elevations - 28018 PD137A
Chichester North and West Proposed Render Elevations - 28018 PD138A
Langstone South and East Proposed Render Elevations - 28018 PD157A
Langstone North and West Proposed Render Elevations - 28018 PD158A

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.