
Site Address:	Enderleigh House, West Street, Havant		
Proposal:	Render to south and west elevations; new door frames to flats 5, 6, 9, 10, 13 and 14.		
Application No:	APP/15/00257	Expiry Date:	20/05/2015
Applicant:	Mrs K Eneas	Team:	Team 1
	The Guinness Partnership		
Agent:	Mr M Clarke	Case Officer:	David Eaves
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the corner of West Street and Brockhampton Road and is located within Brockhampton Conservation Area.

There are two residential flat buildings of four storeys height with dark brown brick work and rendered panel detailing around the windows. The proposals relate to the western block.

2 Planning History

92/57592/001 Four storey extension to rear to provide lift and refuse chute. Also environmental improvements. Permitted Jan 1993

3 Proposal

Render to south and west elevations; new door frames to flats 5, 6, 9, 10, 13 and 14.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

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: 41

Number of site notices: 1.

Statutory advertisement: 17/04/2015

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 streetscene
- (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 Conservation Areas

The proposal relates to the alteration to the external appearance of the block of flats with the application of render to the South and West elevations with other alterations to doors and minor other changes. The render would be white painted and slightly rough finished. The use of render and/or light coloured cladding is a feature of the locality and it is considered that the proposals would have an acceptable impact on the character and appearance of the area and the Brockhampton Conservation Area.

(iii) Impact upon residential amenity

There are considered to be no significant impacts on residential amenities.

8 Conclusion

In conclusion, the proposal is considered acceptable in principle and to have an acceptable impact on the character of the area/conservation area. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00257

(A) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with 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 and Location Plan Drawing no. L(0)01
Proposed Elevations Drawing No. L(0)03
Proposed Floor Plan Drawing No. L(0)06

Reason: - To ensure provision of a satisfactory development.