
Site Address: 15-25 Heywood Gardens; 14-34 and 36-56 Baddesley Gardens; 85-105 Swanmore Road; 1-21 Calshot Road; 2-22 Southfield Road; 34-54 Larkwhistle Walk; 54-74 Woolston Road; 34-54 Gorley Court, Havant

Proposal: Installation of insulation board and Marley Eternit Cedral Weatherboard cladding to concrete downstand beams and brickwork sections.

Application No: APP/14/00765 Expiry Date: 15/09/2014

Applicant: Mr Buckwell Team: Team 2

 Portsmouth City Council

Agent: Miss Hassan Case Officer: Bee Crawford

 Portsmouth City Council

Ward: Warren Park

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application sites consist of nine three storey blocks of purpose built flats with balconies in various locations of the Warren estate in Leigh Park. There are eleven flats in each block and the buildings are an 'H' shape design with a gull wing style mono pitched outer roof and a flat roof in the middle communal section, with elevations of multibricks of mixed texture and colour including red, yellow, brown and beige.
- 1.2 The surrounding area is residential estate of high density constructed in the 1960s consisting of two storey terraced properties, three storey blocks of flats, four storey blocks of maisonettes and blocks of garages interspersed with open public amenity areas. There is a newly constructed estate of residential dwellings to the west of Calshot Road.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the provision of insulation board and Marley Eternit Weatherboard cladding to the brick sections of the blocks of flats below the first floor and second floor central communal windows and to the face of the concrete down-stand beams to the front and rear elevations.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

None

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: 237

Number of site notices: 9

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) Appropriateness of design
- (iii) Effect on the streetscene and neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The design and appearance of the proposed new cladding is deemed to be an improvement to the external appearance of the existing buildings and is considered to be acceptable.

(iii) Effect on the streetscene and neighbouring properties

7.4 The proposed works would result in a modest modification to the external appearance of the properties and it is therefore considered the visual impact would be minimal. It is not considered that the proposed alterations would be detrimental to the amenities of the occupiers in the flats or neighbouring properties in the surrounding area.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, and is recommended for approval.
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9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00765 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 external materials to be used shall be as stated in the current application unless the Local Planning Authority gives prior written approval for any variation.

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 2012.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

W.P.01 Location plan

W.P.02 Existing and proposed elevations

Reason: - To ensure provision of a satisfactory development.