DELEGATED OFFICER REPORT

Site Address: 17 & 62 Chaucer Close, Waterlooville
Proposal: Works to improve the energy efficiency of existing properties including the application of an external wall insulation system, replacement of existing entrance canopies with new canopies; replacement of existing windows and doors; removal of the existing Light Brown Pre-fabricated Panels with Timber effect weatherboarding and brick slip to front and rear elevations.

Application Type:	Full Planning Permission		
Application No:	APP/25/00811	**Expiry Date:**	05 December 2025
Applicant:	Mrs Gamlin		
Agent:	Constructive Thinking Studio Ltd	**Case Officer:**	Denise Sheath
Ward:	Waterloo Ward		

Recommendation: **GRANT PERMISSION**

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1 Site Description

1.1 The properties subject to this application are Nos. 17 & 62 Chaucer Close, Waterlooville. No. 17 is a two storey mid terrace property; No. 62 is a two storey end terrace property. The existing materials to both of the properties at present consist of light brown pre-fabricated panels to the front and rear elevations and red brick face work.

2 Planning History

No relevant history.

3 Proposal

Works to improve the energy efficiency of existing properties including the application of an external wall insulation system, replacement of existing entrance canopies with new canopies; replacement of existing windows and doors; removal of the existing Light Brown Pre-fabricated Panels with Timber effect weatherboarding and brick slip to front and rear elevations.

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

CS14 (Efficient Use of Resources)
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: Not applicable.

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: 10

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) Appropriateness of design and impact on the character of the area
(iii) Impact upon residential amenity
(iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 It is noted that the intention of the works is to improve the energy efficiency of existing council houses. In this regard Policy CS16 (6) of the Core Strategy is supportive of proposals which seek to make resource efficiencies and thus provides in-principle support for the proposals. Whilst not directly relevant to the detailed proposals in this case, Policy CS14 of the Core Strategy also reflects the Council's ambition to reduce greenhouse gas emissions, and a reduction in energy consumption of these properties would support the overall objective of that Policy.

7.4 The National Planning Policy Framework has a similar ambition to support energy efficiency, stating at Paragraph 164 that "In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic....."

7.5 There is therefore considered to be a broad level of policy support for the proposals put forward in this application in principle.

(ii) Appropriateness of design and impact on the character of the area

7.6 The main reason for the proposed external alterations of the properties is to improve their energy efficiency and improve the quality of living standards for the occupants.

7.7 The proposal seeks to remove the existing prefabricated panels and Cladding and external materials and install external wall installation system, then install timber effect weatherboarding and brick slip to front and rear elevations. Any external fixtures and rainwater good which are removed to allow for the installation of the EWI will be replaced with like for like. The streetscene of Chaucer Close has a mix of pallets and materials. It is therefore considered the proposed alterations would not have a harmful visual impact upon the character of the street scene.

7.8 The final element of the proposal is to replace the existing UPVC windows with new UPVC windows. The designs of the new windows are identical to those existing in both material and window configuration, and it is therefore considered that the proposed replacement windows would have no discernible impact upon the visual amenities of the streetscene.

7.9 Taken together, all of the proposed alterations are considered to revitalise the external appearance of the properties subject to this application and would have no adverse impacts upon the visual amenities of the streetscene. They are therefore considered to be in accordance with Policy CS16 of the Core Strategy, the Borough Design Guide SPD and the National Planning Policy Framework.

(iii) Impact upon residential amenity

7.10 The proposals would result in no change to the current mass, bulk, or overlooking of the host property to any of the neighbouring properties. The proposed works are therefore not considered to have an adverse impact on the residential amenity.

7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

7.13 Biodiversity net gain (BNG) is a legal requirement for planning permission introduced for small sites such as this on 2nd April 2024. In this case the applicants have claimed an exemption from the BNG requirements due to the development proposals falling below the applicable thresholds of 25sqm of on-site habitat or 5m of on-site linear habitats.

7.14 Having given due consideration to the nature of the proposals, it is clear that no habitat will be lost as a result of the works. On this basis it is agreed that the development is exempt from BNG requirements.

8 Conclusion

8.1 The proposed development is acceptable in principle, improving the energy efficiency of the properties and is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis the proposal accords with the development plan as a whole and conditional planning permission is recommended.

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9 RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/25/00811 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 10 October 2025
Design and Access Statement – Received 10 October 2025
DMEV Specification – Received 10 October 2025
Faith Plus Noise Data – Received 10 October 2025
Location Plan – Received 10 October 2025
Proposed Window Schedule (no.17) – Drawing No. 7083-CTS-02-17-L-A-4413 P06 – Received 05 November 2025
Proposed Elevations (no.17) = Drawing No. 7083-CTS-02-17-D-A-4411 P06 – Received 05 November 2025
Proposed Elevations (no.17) = Drawing No. 7083-CTS-02-17-D-A-4412 P06 – Received 05 November 2025
Proposed Floor (no.17) – Drawing No. 7083-CTS-02-17-D-A-4410 P06 – Received 05 November 2025
Enabling Elevations (no.17) – Drawing No. 7083-CTS-02-17-D-A-4409 P06 – Received 05 November 2025
Proposed Elevations (no.62) – Drawing No. 7083-CTS-D-A-41012 P01– Received 05 November 2025
Proposed Elevations (no.62) – Drawing No. 7083-CTS-20-000-D-A-41011 P01– Received 05 November 2025
Proposed Floor (no.62) – Drawing No. 7083-CTS-20-000-D-A-41010 P01 – Received 05 November 2025
Enabling Floor Plans (no.62) – Drawing No. 7083-CTS-20-000-D-A-41008 P01 – Received 05 November 2025
Enabling Elevations (no.62) – Drawing No. 7083-CTS-20-000-D-A-41009 P01 – Received 05 November 2025

Reason: To ensure provision of a satisfactory development.

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

Informatives:

(1) In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
· Offering a pre-application advice service, and
· Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,
In this instance:
· Your application was acceptable as submitted and no further assistance was required.

(2) You are advised that the works the subject of this application will require Building Regulation consent; in particular compliance with Approved Document L.