DELEGATED OFFICER REPORT

Site Address: 8, 15 & 30, Hemsley Walk, 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 White Pre-fabricated Panels and Brick to Timber effect weatherboarding and Buff Brick (15 Hemsley Walk); from Coloured UPVC Panels to Timber effect weatherboarding and Red Brick (8 & 30 Hemsley Walk).
Application Type: Full Planning Permission
Application No: APP/25/00813 **Expiry Date:** 11 February 2026
Applicant: Mrs Gamlin
Agent: Mrs Moorhouse **Case Officer:** Denise Sheath
Ward: Cowplain Ward

Recommendation: **GRANT PERMISSION**

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1 Site Description

1.1 The properties subject to this application are Nos. 8, 15 & 30 Hemsley Walk, Waterlooville. No. 8 & 15 are both two storey mid terrace properties. No. 30 is a two storey end of terrace property. The existing material to No.8 & 30 consists of light brown pre-fabricated panels to the front and rear elevations and red brick face work. The existing material to No.30 consists of red brick face work with partial white painted brick to the ground and first floor elevations.

2 Planning History

APP/22/00964 - Façade cladding and glazing replacements to front and rear elevations. Façade structural frame and rainwater goods replacement. – Permit 23 December 2022. – (In relation to No.8 Hemsley Walk)

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 White Pre-fabricated Panels and Brick to Timber effect weatherboarding and Buff Brick (15 Hemsley Walk); from Coloured UPVC Panels to Timber effect weatherboarding and Red Brick (8 & 30 Hemsley Walk).

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: 25

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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 167 ‘Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings,’

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 external wall insulation will be replaced with like for like. The streetscene of Hemsley Walk 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 similar 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 material change to the current mass or bulk of the existing dwellings, nor would there be an increase in overlooking of 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 Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00815 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
ArtBrick Brochure – Received 10 October 2025
Design and Access Statement – Received 10 October 2025
Structherm Systems Brochure 2022– Received 10 October 2025
Faith Plus Noise Data – Received 10 October 2025
Location Plan – Received 10 October 2025
8 Helmsley Walk Window and Door Schedule – Drawing No. 7083 CTS 000 08 D A 4713 01 – Received 05 November 2025
8 Helmsley Walk Summary Page – Drawing No. 7083 CTS 000 08 D A 4705 01 – Received 05 November 2025
8 Helmsley Walk Enabling Floor Plans – Drawing No. 7083 CTS 000 08 D A 4708 01 – Received 05 November 2025
8 Helmsley Walk Enabling Elevations – Drawing No. 7083 CTS 000 08 D A 4709 01 – Received 05 November 2025
8 Helmsley Walk Proposed Floor Plans – Drawing No. 7083 CTS 000 08 D A 4710 01 – Received 05 November 2025
8 Helmsley Walk Proposed Elevations - Drawing No. 7083 CTS 000 08 D A 4711 01 – Received 05 November 2025
8 Helmsley Walk Planning Elevations – Drawing No. 7083 CTS 000 08 D A 4712 01 – Received 05 November 2025
8 Helmsley Walk Measures - Drawing No. 7083 CTS 000 08 D A 4717 01 – Received 05 November 2025
8 Helmsley Walk Measures II - Drawing No. 7083 CTS 000 08 D A 4718 01 – Received 05 November 2025

15 Helmsley Walk Window and Door Schedule – Drawing No. 7084 CTS 01 15 L A 4413 P06 – Received 05 November 2025
15 Helmsley Walk Summary Page – Drawing No. 7083-CTS-20-004.015 A 4405 P06 –

Received 05 November 2025
15 Helmsley Walk Enabling Floor Plans – Drawing No. 7084-CTS-01 15 D A 4408 P06 – Received 05 November 2025
15 Helmsley Walk Enabling Elevations – Drawing No. 7084 CTS 01 15 D A 4409 P06 – Received 05 November 2025
15 Helmsley Walk Proposed Floor Plans – Drawing No. 7084 CTS 01 15 D A 4410 P06 – Received 05 November 2025
15 Helmsley Walk Proposed Elevations - Drawing No. 7084 CTS 01 15 D A 4411 P06 – Received 05 November 2025
15 Helmsley Walk Planning Elevations – Drawing No. 7084 CTS 01 15 D A 4412 P06 – Received 05 November 2025
15 Helmsley Walk Measures II - Drawing No. 7084 CTS 01 15 L A 4417 P06 – Received 05 November 2025
15 Helmsley Walk Risk Register – Drawing No. 7084 CTS 01 15 L A 4415 P06 – Received 05 November 2025
15 Helmsley Walk Risk Register – Drawing No. 7084 CTS 01 15 L A 4416 P06 – Received 05 November 2025

30 Helmsley Walk Window and Door Schedule – 7083 CTS 01 30 D A 4513 – Received 05 November 2025
30 Helmsley Walk Enabling Floor Plans – Drawing No. 7083 CTS 01 30 D A 4508 – Received 05 November 2025
30 Helmsley Walk Enabling Elevations – Drawing No. 7083 CTS 01 30 D A 4509 P06 – Received 05 November 2025
30 Helmsley Walk Proposed Floor Plans – Drawing No. 7083 CTS 01 30 D A 4510 P06 – Received 05 November 2025
30 Helmsley Walk Proposed Elevations - Drawing No. 7083 CTS 01 30 D A 4511 P06 – Received 05 November 2025
30 Helmsley Walk Planning Elevations – Drawing No. 7083 CTS 01 30 D A 4512 P06 – Received 05 November 2025
30 Helmsley Walk Risk Register – Drawing No. 7083 CTS 01 30 D A 4515 P06 – Received 05 November 2025
30 Helmsley Walk Measures - Drawing No. 7083 CTS 01 30 D A 4516 P06 – Received 05 November 2025
30 Helmsley Walk Measures II - Drawing No. 7083 CTS 01 30 D A 4517 P06 – Received 05 November 2025

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

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.