

DELEGATED OFFICER REPORT

Site Address:	Hart Plain House, 2 Dryden Close, Waterlooville		
Proposal:	The proposed works consist of flat roof replacements, installation of free standing handrails at roof level, balcony rail replacement.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00962	Expiry Date:	15 January 2026
Applicant:	The Guinness Partnership	Ext of Time	05 June 2026
		Expiry date:	04 March 2026
Agent:	Aaron Adeshida	Case Officer:	Denise Sheath
Ward:	Waterloo Ward		

Recommendation: **GRANT**

1 Site Description

- 1.1 The site comprises Hart Plain House, a post war apartment block of 3 storeys predominantly faced in brick and with a flat roof.
- 1.2 Hart Plain House contains 36 apartments over three storeys, with each flat having an external private space. On the ground floor these are terraces or enclosed private gardens. On the upper floors these are balconies, all located within a recess of the main building line of the building. There are 12 balconies on the upper floor of the east elevation (overlooking Milton Road) and 12 balconies on the west elevation.
- 1.3 The surrounding area is mixed comprising residential properties, the nearby Waterlooville Health Centre and opposite is Hart Plain Junior School.

2 Planning History

APP/22/00953 - Removal of existing balcony balustrade and replacement with new balcony balustrade to 1st and 2nd floor balconies of Hart Plain House. – Permit 30 November 2022.

3 Proposal

The proposed works consist of flat roof replacements, installation of free standing handrails at roof level, balcony rail replacement.

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

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 55

Number of site notices: 1

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)
- (v) Highway Implications

(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.

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

7.3 The proposal is to install new balcony balustrading to the east and west elevations of the building as part of general improvements to the apartments. The proposal includes the installation of a new flat roof to the building with freestanding hand rails to the roof elevation, which are acceptable.

7.4 The new balustrading is to be made of laser cut panels to give a contemporary look to the balconies. The applicant comments that the laser cut pattern has been inspired by the building's name, and is a pattern formed by Hart's antlers.

- 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 It is considered that the proposal will not result in any adverse impact on residential amenity 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)

- 7.7 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.
- 7.8 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 scale, siting and design of the proposals would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00962 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:

Site Location Plan – Drawing No. 28145-PD100 – Received 20 November 2025
Block Plan – Drawing No. 28145-PD105 – Received 20 November 2025
Detail Drawings - 10-06-2025 – Received 20 November 2025
Proposed Elevations – Drawing No. 28145-PD220 – Received 20 November 2025
Proposed Elevations Bay Study – Drawing No. 28145-PD221 – Received 20 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.

Informative:

In accordance with paragraphs 39-51 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.