

DELEGATED OFFICER REPORT

PROPOSAL	Front and rear communal entry doors replacement.
LOCATION:	Angelica Court, Jasmine Grove, Waterloooville
REFERENCE NO:	APP/26/00186
APPLICANT:	The Guinness Partnership
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	24/04/2026
APPLICATION EXPIRY DATE:	11/05/2026
WARD:	Stakes
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site relates to a part two and part three storey flat development (Nos.2-7) on the eastern side of Angelica Court. Angelica Court as a whole includes flats and houses accessed through a communal parking area from Jasmine Grove to the south. The flats also have multiple points of pedestrian access from Jasmine Grove to the west. The property is finished in red multi brickwork under a concrete tile roof with white uPVC fenestration to the individual flats. The main communal entrance door facing Angelica Court is in grey aluminium and a further rear communal access is in brown painted timber.
- 1.2 The area immediately surrounding the application site is residential and is comprised of similar style properties arranged around 'courts'.

2. Planning History

No relevant history.

3. Proposal

Front and rear communal entry doors replacement.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

National Planning Policy Framework, August 2026

DM3 - Determining development proposals

DM6 - Use of planning conditions and obligations

S3 - Presumption in favour of sustainable development

S4 - Principle of development within settlements

DP3 - Key principles for well-designed places

DP4 - The design process

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)

Listed Building Grade: N/A

Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Southern Water No comments received.
Property Team No comments received.
Councillor Simon Hagan No comments received.
Councillor Elizabeth Lloyd No comments received.
Councillor Sarah Milne No comments received.

6. **Publicity and 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: 15

Number of site notices: 1

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	First site notice	01/04/2026	24/04/2026	Is advertised in the public interest

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Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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 character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity Net Gain

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) Impact upon the character and appearance of the area

7.3 The proposal is for replacement of the existing front and rear communal doors. The existing single leaf front door with sidelights would be replaced with a wider double door set and narrow sidelights. This would be in powder coated aluminium in either grey to match existing, brown to match panelling under the windows, or white to match the windows themselves. The existing timber door would be removed and replaced with a single aluminium door to match the proposed entrance door. Overall, there would be little change to the design or appearance of the host property, and the impact is therefore considered to be acceptable.

7.4 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

7.5 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.

7.6 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)

- 7.7 It is noted that this application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on residential amenity. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Interim Development Manager be authorised to **GRANT PERMISSION** for application APP/26/00186 subject to the following conditions

Conditions:

1	<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>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.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan 0001 Proposed Block Plan 0002 Proposed Elevations MSG038-BLL-01-XX-DR-A-2002 2-7 Angelica Court Main Entrance 03591-1001 P1 Rear Entrance 03591-1007 P1 Email dated 01 September 2026</p> <p>Reason: To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall be as indicated on the submitted forms, email dated 01 September 2026, and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>

Informatives:

1	<p>In accordance with paragraph DM3 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:</p> <ul style="list-style-type: none">• 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, <p>In this instance:</p> <ul style="list-style-type: none">• Your application was acceptable as submitted and no further assistance was required.
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