

DELEGATED OFFICER REPORT

PROPOSAL	Front and rear communal entry doors replacement.
LOCATION:	Flat 5 - 10, Primrose Court, Jasmine Grove, Waterloooville, PO7 8BN.
REFERENCE NO:	APP/26/00428
APPLICANT:	The Guinness Partnership
APPLICATION TYPE:	Full Planning Permission
CONSULTATION EXPIRY DATE:	24/07/2026
APPLICATION EXPIRY DATE:	05/08/2026 (EOT Agreed 18/09//2026)
WARD:	Stakes
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site consists of a three-storey purpose-built flats, located towards the south-western end of Jasmine Grove. The buildings have red pan-tiled shallow pitched roofs and elevations of red and brown multi-brick, with herring-bone timber panels, under the upper floor's windows. The windows are white finished double-glazed units and doors are mostly brown finished aluminium frames, which are double-glazed.
- 1.2 The surrounding area is predominantly residential in character, containing a mixture of detached and semi-detached houses, maisonettes and small apartment buildings, within the same period, style and design.

2. Planning History

No relevant Planning history on site

3. Proposal

The proposed development comprises of the replacement of the existing aluminium double-glazed front and rear communal entry doors, with new and more secure aluminium double-glazed doors, with more modern door furniture.

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
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester
Harbour Area of Outstanding Natural Beauty

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

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: N/A.
Conservation Area: N/A

5. Statutory and Non-Statutory Consultations

Councillor Terry Norton No comments received.
Councillor Sarah Milne No comments received.
Councillor Elizabeth Lloyd 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: 14

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(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 management criteria.

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

7.3 This proposed development comprises of the replacement of the existing brown finished aluminium double-glazed front and rear communal entry doors, with new more secure aluminium double-glazed doors. The works include the removal of existing doors and the installation of a more modern high-performance double-glazed doors (double front and single rear), with modern door furniture, effectively 'like for like', as the new doors are visually similar to the existing. The existing doors, which are now in poor condition, have reached the end of their lifespan. No other changes are proposed for these buildings. The proposal is therefore not deemed to be out of keeping with the surrounding area, which would be considered acceptable in visual terms within the existing streetscene.

7.4 The design and appearance of the replacement doors is deemed appropriate in context to the main building, along with the improved security value of the replaced doors, is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and the NPPF. Furthermore, it is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The proposed works would result in a modest modification, replacing 'like for like' visually, which would also upgrade the security of the doors and apartment block, 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.

7.6 Other residential properties face the apartment blocks from the north-west and north-east on Jasmine Grove, (there is a small woodland to the south-western rear of the block of flats). However, they are separated from the site by an existing amenity space, trees and car parking area. Other blocks of Montana and Davidia Court, are also the subject of similar proposal applications for replacement of doors (APP/26/00427 & 00431). As the proposal only involves replacing the main front entrance doors and rear doors with similar designed doors, with no new fenestration or additional structures, any impact on light or residential amenity would be negligible. It is also noted that no letters of objection have been received in respect of the scheme.

- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a significant loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the surrounding properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Biodiversity Net Gain (BNG)

- 7.8 Biodiversity Net Gain does not apply to this application.

8 Conclusions

- 8.1 The proposal is considered to be acceptable in design terms and would relate appropriately with its surrounding context. The proposal would not result in any significant adverse impacts on the appearance and design of the existing apartment block, and on the amenity of neighbouring occupiers within the surrounding area. The proposal would therefore meet the requirements of Policies CS16 of the Havant Borough Local Plan (Core Strategy) March 2011 and Policies AL1 Havant Borough Local Plan (Allocations) July 2014.

9. RECOMMENDATION:

That the **HEAD OF PLANNING & GROWTH** be authorised to **GRANT PERMISSION** for application APP/26/00428 subject to the following conditions

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:

Location Plan, PP-15000907v1
Block Plan, received 10 June 2026
Proposed Elevations Plan, A102
Main Entrance Plan, 03591.01-1001 P1
Rear Entrance Doors Plan, 03591-1007 P1

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 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:

- 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.