

Application Number: 22/10487 Full Planning Permission

Site: COMPTON & SARUM HOUSE, BLACKWATER DRIVE,
TOTTON SO40 2GU

Development: Refurbishment works to both Compton & Sarum Houses to include full window replacement; complete external cladding

Applicant: New Forest District Council

Agent: Studio Four Architects Ltd

Target Date: 20/06/2022

Case Officer: Warren Simmonds

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Principle of Development
- 2) Design, site layout and impact on local character and appearance of area
- 3) Residential amenity
- 4) Ecology

This proposal is to be considered by Committee because it is an application that has been submitted by NFDC..

2 SITE DESCRIPTION

The application relates to NFDC owned housing at Compton & Sarum House, Blackwater Drive, Totton. The site is located in the south-eastern corner of the Blackwater Drive Estate. It is approximately 1.3 miles (2 km) west of Totton town centre and is located in a predominately suburban residential district.

The Estate is largely rectangular and is contained by a well-established line of trees, with Blackwater Drive acting as a spine loop road connecting to Calmore Drive.

3 PROPOSED DEVELOPMENT

New Forest District Council have submitted this application to refurbish both Compton and Sarum Houses to externally provide new (replacement) windows (coloured anthracite grey), together with new anthracite grey cedar boarding to all existing white cladding zones.

There are no other external alterations or enlargements proposed.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
18/10042 Variation of condition 2 of planning permission 15/11647 to allow amended plan no's 150 rev 11, 537 rev 6, to allow revised bike and bin stores; parking and landscaping	18/04/2018	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016-2036 Part 1: Planning Strategy

Policy CCC1: Safe and healthy communities
Policy ENV3: Design quality and local distinctiveness
Policy IMPL2: Development standards
Policy STR1: Achieving Sustainable Development
Policy STR8: Community services, Infrastructure and facilities

Local Plan Part 2: Sites and Development Management 2014

DM2: Nature conservation, biodiversity and geodiversity

Relevant Advice

Chap 12: Achieving well designed places

Constraints

Plan Area

Plan Policy Designations

Built-up Area

6 PARISH / TOWN COUNCIL COMMENTS

No comments yet received

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

Comments have been received from the following consultees:

Environmental Health (Pollution)

We do not wish to make any comments. However, we would recommend that Environmental Health (Commercial) are consulted in respect of the internal asbestos removal works.

NFDC Building Control

No response received

Environmental Health (Commercial)

No response received

9 REPRESENTATIONS RECEIVED

No third party representations were received.

10 PLANNING ASSESSMENT

Principle of Development

New Forest District Council have submitted this application to refurbish both Compton and Sarum Houses. Whilst the proposed alterations are minor and relate to the replacement of windows and cladding only, planning permission is required as the proposals relate to material external alterations to the buildings and do not fall within permitted development rights.

There are no other external alterations or enlargements proposed.

The proposed development relates to the improvement/refurbishment of council owned apartments and is considered acceptable in principle.

Design, site layout and impact on local character and appearance of area

The proposed alterations are minor and relate to the replacement of windows and cladding only, with no other external alterations or enlargements. The existing white framed uPVC windows and cladding are to be replaced with new in anthracite grey.

Balconies are also subject for upgrades; the application proposes that existing balcony balustrading be replaced with steel balusters and the current solid infill panels to be replaced with glass or transparent panelling.

By reason of the limited nature and extent of the proposed external alterations, it is considered there would be no adverse impact on the character of the surrounding area.

Residential amenity

The proposed works constitute ongoing maintenance and refurbishment works and raise no concerns in respect of amenity impacts.

Ecology

A proportionate view should be taken for householder applications with regard to the need for any biodiversity enhancement on site. In this case the proposed works constitute ongoing maintenance and refurbishment works which should have no impact on the ecological environment. In these respects it is considered that no mitigation proposals are necessary for the proposed development.

Developer Contributions

None relevant

11 CONCLUSION

The proposed development relates to the improvement/refurbishment of council owned apartments and is considered acceptable in principle. The proposed works would not adversely affect the character of the surrounding area and raise no concerns in respect of undue amenity impacts.

12 RECOMMENDATION

Grant Subject to Conditions

Proposed Conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with 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 permitted shall be carried out in accordance with the following approved plans:

42021-200 P1	LEVEL0 PROPOSED GA PLANNING
42021-201 P1	LEVEL1 PROPOSED GA PLANNING
42021-210 P1	PROPOSED ELEVATIONS
42021-100 P1	LEVEL0 EXG GA
42021-101 P1	LEVEL1 EXG GA
42021-110 P1	EXG ELEVATIONS
42021-150 P1	SITE LOCATION PLAN
42021-200 P1	SITE BLOCK PLAN
	ECOLOGICAL ASSESSMENT
	DESIGN STATEMENT

Reason: To ensure satisfactory provision of the development.

Further Information:

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New Forest

DISTRICT COUNCIL

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PLANNING COMMITTEE

June 2022

COMPTON & SARUM HOUSE
BLACKWATER DRIVE
TOTTON SO40 2GU
22/10487

Scale 1:1250

N.B. If printing this plan from
the internet, it will not be to
scale.

